

DRC GUIDELINES FOR OUTBUILDINGS

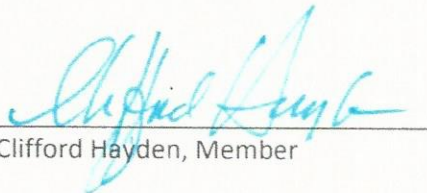
LOTS F-11, F12 AND F13, Cobble Creek Subdivision, Filing No. 4

- The size of the outbuilding shall not be greater than 35% of the primary residence (heated square footage and garage). However, in no event shall the size of the outbuilding be greater than 1,200 square feet. Variances of the size may be considered by the Cobble Creek Design Review Committee (DRC) under unusual conditions and where the greater size, in the sole opinion of the DRC, does not detract from the overall appearance of the property.
- The height of the outbuilding should be less than the height of the primary home, but in no event higher than the primary home as measured from the back of sidewalk at the mid-point of the lot.
- The exterior elevation of the outbuilding must be compatible with the primary home and shall be subject to the design regulations applicable to the lot.
- As a rule, the outbuilding shall be located behind the rear wall of the primary home as measured or seen from the street. The DRC will consider variances to this guideline where the placement of the outbuilding, in the sole opinion of the DRC, does not detract for the overall appearance of the property.

Nothing in these guidelines shall be construed to mitigate the requirement to submit the outbuilding to the DRC for review and approval under the provisions of the applicable Design Guidelines prior to the commencement of construction.

Cobble Creek Design Review Committee

By:


Clifford Hayden, Member

Date: April 1, 2012