

Country Meadow Estates Building Committee Rules and Guidelines

The Declaration of the Covenants, covering our subdivision requires all homeowners to request approval from the Board of Directors/Building Control Committee prior to doing exterior modifications to your houses or exterior changes to your property. Some examples of modifications needing approval are: room additions, decks, porches, fences, major changes to exterior colors of house, and adding out buildings such as minibarns, sheds, second garages, or pool houses, etc. Even if you feel your improvement meets these guidelines, you must still formally request approval from the Board of Directors/Building Control Committee. The owner is still responsible for obtaining a Building Permit from the County when applicable. The HOA approval of home improvements does not alleviate the responsibility of the homeowner to obtain a county permit when necessary.

NO IMPROVEMENT MAY BE STARTED UNTIL YOU RECEIVE WRITTEN APPROVAL FROM THE BOARD OF DIRECTORS/BUILDING CONTROL COMMITTEE.

Please note:

The following are some of the guidelines used by the Board of Directors/Building Control Committee in determining whether approval will be granted. The intent of these guidelines is to maintain the integrity of the neighborhood.

1. No structure will be approved if it violates building setback lines or if it encroaches on any easement. This is a County requirement; refer to specific plot plan for details.
2. Fences need to be constructed of wood, vinyl, decorative metal, or vinyl coated chain link. Fences cannot exceed six (6) feet in height and need to remain in the back and or a side yard. No fences will be approved for the front yard.
3. A maximum of 3 outbuildings (mini barns, sheds, pool houses, detached garages) plus a pool, will be allowed on each lot with only one building to exceed 16'x16' or comparable square footage. No pole barn type construction will be approved. Buildings greater than 16' x 16' are permanent structures and must consist of a poured concrete slab. They will be stick built and shadow the residence in design, building materials, building finishes, shingles and paint. They cannot be of a modular or prefabricated nature.
4. Buildings less than 16' x 16' or comparable square footage can be semi permanent structures. Buildings of this size can be modular or prefabricated in nature and require no foundation. They must match the residence in shingles and paint.
5. All outbuildings (mini barns, sheds, pool houses, detached garages) must be constructed of wood or wood like materials, brick or masonry type products. The color of your proposed outbuilding(s) need to match the color of your house; shingles on the outbuilding(s) should match the shingles on your house as close as possible.
6. Structures or exterior color that does not maintain the harmonious appearance of the subdivision, or does not project the appropriate existing image within the neighborhood will not be approved.
7. Above ground pools are not allowed; in ground swimming pools, hot tubs or other recreational facilities must be approved by the Board of Directors/Building Control Committee as stated in the Covenants under #4 and #4 e. An "above ground pool" is any pool that 1) is equipped with a pump and/or filter, 2) using chemically treated water, 3) anything that is larger than 6ft in diameter, or 4) holds more than 18" deep of water. Any pool defined by these requirements, will not be allowed. Kiddie pools must be frequently emptied and cannot be placed in front yard.