

GUIDELINES FOR THE SURREY RIDGE ARCHITECTURAL CONTROL COMMITTEE

The following are guidelines that the Surrey Ridge Architectural Control Committee (ACC) Surrey Ridge HOA have adopted as of December _____ 2009 to assist them in enforcement of the Declarations of Protective Covenants for all Filings in Surrey Ridge, Douglas County. The ACC further recommend that these Guidelines be published to all residents on an annual basis.

1. **Permitting and ACC approvals.** All new or remodeling of any buildings, roofs, walls or fences must be approved by the Surrey Ridge ACC and must be submitted and approved through the Douglas County Building Department along with the proper building permit.
2. **Land Use.** Land use in Surrey Ridge is restricted to one single family residential use with attached garage per lot and one auxiliary shelter, stable or garage which shall be approved by the ACC.
3. **Building Location and Setbacks.** All buildings and/or fences shall be set back from the property lines as follow:
 - (a) Front property line – thirty-five (35) feet
 - (b) Side property line - twenty-five (25) feet
 - (c) Rear property line - fifteen (15) feet (unless it is a horse corral then it must be twenty-five (25) feet setback per Douglas County Zoning)
4. **Architectural Control.** No building, wall or fence shall be built or altered on any lot until construction plans and specifications have been approved by the ACC.
5. **Easements.** Easements for utilities, drainage, and bridle paths as shown on the recorded plat shall be reserved as shown on said plat. “Within these easements, no structure, planting or other materials shall be placed, planted or permitted to remain” which interfere or cause any interference with the installation or maintenance of utilities or the easements. Any easement designated for use as a bridle path in conjunction with utilities shall not permit the construction of any fence, wall, plantings or structure of any type which will interfere in any way with maintaining clear right of way in said easement, and maintenance of all bridle paths shall be by the local homeowners’ association.”
6. **Building Sizes.** The square footage of all residential buildings and barns shall be subject to the unanimous approval of the Architectural Control Committee.
7. **ACC Approval Procedures.** The committee’s approval or disapproval as required in the covenants shall be in writing. The ACC has 30 days to approve or disapprove after plans and specification have been submitted to it or a designated representative, otherwise it is deemed approved. If plans and specifications are not submitted, then the ACC has one year to file or disapprove.

SUBMISSION GUIDELINES TO THE
ARCHITECTURAL CONTROL COMMITTEE (ACC)
FOR SURREY RIDGE

As a resident and property owner in Surrey Ridge there may be a time when you need to obtain the written approval from the Surrey Ridge Architectural Control Committee (ACC). Surrey Ridge Covenants require approval for new construction, (any structure to include barns), exterior renovation, additions, roof replacement, fencing, or the removal of natural foliage.

In the spirit of maintaining the integrity of Surrey Ridge and compliance to the Surrey Ridge Covenants, the Surrey Ridge Homeowners Association recommends the following guidelines.

APPROVAL PROCEDURE

New Construction, Renovation or Additions

Thirty (30) days prior to submitting construction drawings to the Douglas County Building Department, for approval, the resident / property owner must submit a letter to the ACC detailing the nature of the request, the resident's name, address, telephone number, and legal description. A set of plans, to include a site plan with setbacks and easements clearly indicated on the plan and a building materials list should be submitted with your request.

Roof Replacement

Thirty (30) days prior to replacement of a residential roof and / or submitting to the Douglas County Building Department, for approval, the resident / property owner must submit a letter to the ACC detailing the nature of the request, resident's name, address, telephone number, and legal description. Roofing material should meet or exceed standards for a 40-year high definition type composition, tile, or shake shingle.

Fencing

Thirty (30) days prior to the installation of any new or replacement fence or exterior wall, the resident / property owner must submit a letter to the ACC detailing the nature of the request, type of material to be used, resident's name, address, telephone number, and legal description. All materials other than wood must be approved by the ACC. Regardless of the fence materials to be used, Surrey Ridge Covenants require that certain setback and height requirements be maintained. Please include a site plan indicating the setbacks, fence height and easements with your request.

Natural Foliage

Any alteration or removal of Natural Foliage must be approved by the ACC.

Thank you very much for your future compliance with these guidelines and if you have any questions please contact your ACC representative. All requests will be reviewed as it pertains to each individual Surrey Ridge Filing.

Please understand that the Surrey Ridge Covenants may be more restrictive than County Zoning, County Guidelines and /or Ordinances.

DOUGLAS COUNTY
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COMPLIANCE STANDARDS
FOR
SURREY RIDGE