

Sky Mountain Neighborhood Design Guidelines

The Covenants, Conditions and Restrictions (CC&R's), being part of each homeowner's legal deed to their property, are intended to assist each homeowner with his/her responsibility to maintain their individual property as well as the neighborhood at large as a residential development at high standards.

Views:

Our Sky Mountain neighborhood is a planned view community and, as such, the preservation of each homeowner's views is paramount in protecting and enhancing a property owner's investment as well as to insure our community's overall image. Knowing how tall a tree or how large a bush will grow once it reaches maturity may not only save removal costs at a later date but will help fulfill each homeowner's responsibility to his neighbors to protect views, so "know before you grow".

Exteriors:

The character and image of our neighborhood has long been established. Modifications to buildings and landscaping should be consistent in keeping with the existing overall harmonious community image. Any changes being made to the exterior of a home, including but limited to alterations, repairs, windows, painting or re-painting, roofing or re-roofing, sport courts, front yard landscaping and all street side yards require Architectural Control Committee (ACC) approval at least thirty days prior to beginning work.

Structures:

All buildings and structures on a residential site must be approved. Additions to or the remodeling of the existing dwelling shall not interfere with a neighbor's view. Materials used on exterior building walls should be designed to provide the look of a complete architectural design avoiding a "veneer" or "add-on" appearance.

Sheds:

All garages, carports, storage area, tool cabins, garden houses, etc. must be constructed in such a manner so as to constitute the appearance of one continuous, connected, contiguous and architecturally compatible single structure. Detached sheds are not permitted. Homeowners contemplating a shed should contact the ACC for the proper criteria.

Painting:

Paint colors are to be earth tones and should harmoniously blend with the surrounding homes. Consult the ACC before choosing paint colors. The ACC application is available on the website.

Roofs:

Wood cedar shakes, the original material used on each home, remain as the predominant material being used throughout the neighborhood. In addition to shakes, the CertainTeed brand of "Presidential TL Ultimate" triple layer luxury composite shakes (colors Aged Bark, Platinum, Autumn Blend and Country Gray) have been approved for use. High quality metal, tile or slate roofing products which present an upscale luxurious appearance will also be considered. Please consult the ACC before beginning your roofing project.

Fences:

Rear and side fences are allowed in the setback area. Tie-in fences should be located as close to the rear of the house as possible. Fences shall be well constructed of suitable fencing material and shall be artistic in design and shall not detract from the appearance of the dwelling house located on the adjacent lots or building sites. Wood is the preferred material. Please consult the ACC before beginning your fence project.

Landscaping:

The owner or occupant of each residential site shall maintain their hedges, plants, shrubs, trees, and lawns in a neat and trim condition at all times. Please refer to your original front yard (and street side yard if applicable) approved landscaping plan and refer to Sections 3 (buildings, ridge-lines), Section 5 (front yard plan), Section 6 (setbacks), and Section 9 (landscaping) for additional details. With all of the different slopes and angles throughout the neighborhood, please be mindful the impact your vegetation may have on the views of your surrounding neighbors.

Setbacks:

The front yard setback will be a minimum of twenty-five (25) feet on all residential sites. Side and rear setbacks are five (5) feet from the boundary. On corner lots the setback on the street side shall be ten (10) feet.

Surface Grade:

The surface grade or elevation on any homeowner lot shall not be substantially altered or changed in any manner without ACC approval.