

RHR Covenants Implementation Policy and Definitions

Revised 09/16/2016

The Covenants for Rocky Hollow Ranch contain the specific restrictions that apply to the subdivision. In addition, there are a number of subjects generally referred to as the powers of the Architectural Committee, which come up often, and therefore are listed here as policies. The decisions of the Architectural Committee can be appealed to the POA Board. The decisions of the POA Board are final.

General: The protective covenants of the RHRPOA are intended to ensure a subdivision vision of quality and harmony. They are also intended to be as minimal as possible to ensure owners have maximum opportunity to develop their lots to meet their own expectations. Because of this, there may be times when a homeowner's plans may infringe on a covenant or an interpretation of a rule may lead to a conflict. For example, water wells generally require a cover to protect pumps and pressure tanks. In general, the POA will NOT require approvals of such covers. A conflict arises when an owner builds a pump house which is big enough to be a storage shed, which IS regulated under Section 1-2. In cases such as this, the ACC requests the owner contact the POA in advance. This will prevent the unpleasant possibility of requiring removal of an improvement.

Building Priority: The first building erected on any lot shall be the main residence. The plans must be presented to the ACC before start of construction. While site clearing and leveling may be done before plans are approved, we recommend that pad preparation not be done in advance, since the ACC must approve the site. In no case are water, power, and sewer lines or concrete slabs to be built before approval of plans. Plans must include a standard set of drawings in 1/4" scale with all elevations and detailed floor plans, along with a site plan showing location on the lot, including details on how the home will deal with ground elevations. The ACC will consider the site of temporary construction storage buildings at the time of plan approval.

Driveways: Before construction on any lot, a permanent driveway shall be built. A culvert will be placed at the intersection of the Rocky Hollow Drive ditch and driveway. Culverts will be capped with concrete. Note that some areas do not have ditches, so consult with the ACC before beginning work. Driveways may be surfaced with road base, granite gravel, or a hard surface, such as concrete or asphalt. Contractors must be warned not to drive heavy equipment, such as forklifts or skid loaders on the road pavement. All equipment and supplies must be loaded/off loaded on the lot, NOT the Rocky Hollow Drive.

Access and Cleanliness: Once construction starts, the general contractor will be given the gate code and will be required to distribute the code judiciously among his subcontractors. This code is changed on the first of each month for the security of the subdivision. The ACC will advise the general contractor who to contact for new codes. All contract personnel will follow all speed limits and exercise caution in going thru the gate. Contractors who violate these rules will not be allowed to drive into Rocky Hollow Ranch. The general contractor shall place a porta-potty on lot and arrange for appropriate service. The general contractor is responsible for keeping the site litter free and preventing contractors from littering while driving on Rocky Hollow Drive. The general contractor will place an appropriate trash container on the lot.

Recreational Vehicles (RV): These vehicles are generally defined as any camper, travel trailer, or motor home, or any other movable portable living structure. Vehicles of this type owned by property owners are allowed to be stored on property under the restrictions of Section 1-10 of the covenants. Use of these vehicles as living space is generally prohibited with certain exceptions as stated below. The desired look is of premium homes and quality construction. These items must be screened from view from the road and adjoining properties. Proper screening will hide the item or obscure it so it is not readily identified. If in doubt, consult with the ACC.

RV use exemptions: Owners shall be allowed to use RVs during the time their primary residence is being constructed or while significant development activity is being done. RVs shall not be hooked up to utilities at any time except for electricity and water. RVs in use under this section shall require site approval from the Architectural Committee to ensure that RVs are hidden from the street as much as possible.

Outbuildings: Outbuildings may be constructed after completion of primary residence following setbacks and other rules in the covenants. Outbuilding plans must be submitted for review to the Architectural Committee to insure they meet the requirements of such building's projected use. Outbuildings shall be built in scale to compliment other buildings. Buildings shall be limited to a footprint of 30' x 40' and a wall height of 10' to maintain a residence feel. Exterior materials may be steel, hardy board, lap siding or other permanent materials. Outbuildings shall not have bathrooms or kitchens and combinations storage/guesthouse buildings are not allowed.

Disclaimer: The policies in this document are NOT all inclusive. The ACC reserves the right to review all improvements. That said, the ACC will attempt to ensure that requirements are minimal and will work with property owners on any questions.