

ARCHITECTURAL REVIEW COMMITTEE GENERAL GUIDELINES

These guidelines are prepared as general information to assist Cross Mountain Ranch lot owners in preparing items for submission to the Cross Mountain Ranch Homeowners Cooperative, Architectural Review Committee. In the event of conflicts with the Cross Mountain Ranch Deed Restrictions, the Deed Restrictions have precedence.

GENERAL GUIDANCE

1. Construction shall be completed within one year from the start.
2. No construction prior to 7:30 a.m. and after 6:30 p.m.
3. No construction on Sundays and Government Holidays
4. Appropriate latrine facilities during construction
5. Appropriate dumpster on-site during construction and litter/trash control on the construction site

NEW HOMES

1. The total heated/cooled square footage shall exceed 2,500 square feet except those lots noted in the Deed Restrictions.
2. The new home must meet the Deed Restriction setback requirements of 75 feet from the front property line (approximately 95 feet from the edge of the road pavement) and 25 feet from the side and back property lines.
3. The exterior of the house shall be at least 50% masonry.
4. The roofing material shall comply with the Deed Restriction requirements.
5. Exterior lighting should be installed and shielded to cast light downwards in order to not create a problem for neighboring homes.

GUEST HOMES

1. The total heated/cooled square footage shall not exceed 1,000 square feet.
2. The guest home shall be no further forward on the lot than the main dwelling and shall be no closer than 25 feet from the side and back property lines.
3. The architecture, exterior, and roof of the guest house should match the main dwelling.

STORAGE BUILDINGS

1. The storage building home should be no further forward on the lot than the main dwelling and shall be no closer than 25 feet from the side and back property lines.

FENCES

1. Materials of construction for the front and first 75 feet of fencing (measured from the front property line) shall comply with the Deed Restriction requirements for materials and style.
2. The material used for the front fencing must extend down the sides of the lot to at least 75 feet from the front property line.
3. "Pipe Fencing" is not an approved type of material for front fencing.

4. Alternative fencing materials (chain link, wire fencing, etc.) may be used on the back portion of the lot beyond 75 feet from the front property line.

POOLS

1. In ground pools do not require Architectural Review Committee approval.
2. Any above ground structures (cabanas, wood decks, etc.) do require Architectural Review Committee approval.
3. Pools should adhere to the Deed Restriction setback requirements of 75 feet from the front property line and 25 feet from the side and back property lines.