

# COPPER COVE ASSOCIATION ARCHITECTURAL GUIDELINES MADE SIMPLE

The Board of Directors (Board) shall officially assume the duties of the Architectural Control Board (ACB). As such, the Board will ensure compliance with the rules/restrictions, and review, approve, or disapprove all member's requests for property changes. All decisions by the ACB are final.

A member may dispute a final decision by the ACB by requesting an Internal Dispute Resolution (**IDR**) as defined in Civil Code Sections 5900 *et seq.*

## **IF YOU ARE PLANNING ON BUILDING IN COPPER COVE (homes, fences, outbuildings, etc.):**

1. The ACB **REQUIRES** that you submit a completed *Application for Architectural Approval Form*, one (1) complete set of **APPROVED** architectural drawings, including one (1) copy of the plot plan and one (1) copy of the plan for the septic system, if applicable. Plans **MUST** include total square footage.
2. All plans **MUST** be approved by the ACB prior to obtaining a County Building Department permit and/or the start of construction.
3. Prior to construction (including grading) notice of intent **MUST** be sent to the Association office.
4. No deviations from the approved plans **SHALL** be undertaken without written approval of the ACB.
5. **DO NOT** store trash or other material cleared from the property, on the lot, on an easement, or on any adjacent property after completion of construction.
6. Prior written approval **MUST** be obtained from the ACB to construct or install on your lot any temporary living quarters for use before, during, or after construction.
7. It is highly recommended that anyone building in Copper Cove ascertain the location of the property pins, and any easements for their lot(s).
8. If you have any questions, please call the Association office at 209.785.2688.

## **GENERAL REQUIREMENTS:**

1. **NO** dwelling unit to be occupied as a residence with a floor area of less than 800 square feet shall be placed or maintained on member's property.
2. **NO** building shall be erected nearer to any side (property) line than 5 feet, nor shall be located closer than 20 feet from the front (property line) or street line and shall be no closer than 10 feet to the rear (property) line.
3. **NO** basement, tent, shack, garage, barn, or other outbuildings erected in the Association shall, at any time, be used as a residence temporarily or permanently, nor shall any structure of a temporary dwelling be used as a residence, except as herein provided. (*Accessory Dwelling Units (ADU) are allowed as defined by Calaveras County and/or State of California.*)
4. That during the construction of a single family or multiple family residence, a house or trailer may be used as a temporary dwelling, provided, however, that such use of house trailers **MUST** be approved in writing by the ACB and the County of Calaveras which shall not exceed a total of one (1) year.
5. That all lots subject to these provisions, conditions, restrictions, and covenants **MUST** remain of the size and dimensions shown on the unit maps (units 1, 2, 3, 4, 7 & 8A), save and except where a change in lot size and dimension shall be approved by the ACB and the County of Calaveras.
6. That the Pedestrians and Equestrian Ways (P&E Trails) **SHALL** be reserved where shown on the map and subject to the use of pedestrians and animals, as to provide reasonable access to and from the streets and roads to serve the subject lot and all other lots in the Subdivision. (*Limited to utility and emergency vehicles. The use of these trails by recreational motorized vehicles is strictly prohibited.*)
7. Individual sewage disposal systems **WILL** be each designed by a person familiar with the latest research on this field and sound principles of engineering and subject to the approval of the Calaveras Health Department.
8. **NO** house, garage, outbuildings, fence, or other structure shall be built, erected, placed, or altered on any residential lot in the unit or subdivision unless and until the building plan, specifications and plot plan have been reviewed in advance by the ACB, and same has been approved conditionally or otherwise.

# COPPER COVE ASSOCIATION ARCHITECTURAL GUIDELINES MADE SIMPLE

9. Manufactured Housing: Any residence or other building manufactured off-site and moved onto a lot within the Association **SHALL** have been constructed or manufactured within seven (7) years. All manufactured housing shall meet all Federal, State, and/or County standards and codes. Federal, State, and/or County permit requirements shall be obtained prior to any building being moved onto a lot. Skirting **SHALL** hide under floor equipment on all manufactured homes.
10. Fencing: Heights greater than six (6) feet **REQUIRE** a Calaveras County permit. All fencing **MUST** be approved by the ACB regardless of height prior to construction.
11. Home Business **REQUIRES** the approval of the ACB prior to the start of a business as required in the BYLAWS, Section 9.
12. All ACB approvals **MUST** have an active time limit of one (1) year for completion of any approved project or request, from the approval date. A written request for a project extension of six (6) months may be approved by the ACB. Additional written requests for project extensions or extensions greater than six (6) months **REQUIRE** the approval of the ACB.

## **PLEASE NOTE:**

Lots in Copper Cove Village 8A Home Owner's Association shall refer to their Association Bylaws and Covenants, Conditions and Restrictions (CC&R's) for additional Architectural Guidelines.

## **VARIANCES:**

Variations may be authorized, where it is shown, that because of special and unusual circumstances, strict application of these Rules would cause an undue or unnecessary hardship. Where these Rules repeat restrictions of the Association's CC&Rs, the Association may not grant a variance to those restrictions under California law. The Board of Directors will approve/disapprove all requests for variances and may attach conditions to protect and achieve the purposes of the procedures.

## **PROCEDURE FOR VARIANCE(S):**

1. Plans that may need variances **MUST** be submitted for preapproval.
2. Application for variance forms may be obtained from the Association office.
3. Request for variance(s) **SHALL** be submitted to the ACB when plans are submitted for review.
4. Any request that requires a county variance **MUST** be approved by the ACB **PRIOR** to submission to the County.
5. Lot line adjustments or abandonments **REQUIRE** a variance.
6. The variances granted will be the minimum to alleviate the hardship.