

CC&R NHC Checklist

Design:

- Structures min 20' setback from any County street line; 6' from any side or rear* property line. Additionally, a 28' (Unit 1 & 2, 32' all others) eave separation to adjoining lots must be maintained. If adjoining lot is unbuilt, a min 16' from that lot's property line must be maintained. Note: County rezoned IB to Rural Residential 5 & 10 acres which requires 20' rear property setbacks, but County has been granting original 6' setback if hardship. (CC&R Sec 5.3)
- Maximum structure heights above Mean Grade Foundation Perimeter is 16' in Unit 1 and 20' all others. (CC&R sec. 5.4)
- It is the architect/designers responsibility to minimize the elevation above ground level. In areas where the change in elevation is more than five feet within the buildable envelope the architect/designer will consider stepping the house so that it blends into the surrounding area and remains within the intent of the CC&Rs. IBADC will consider exceptions and variances in extreme situations.
- Minimum 800 square feet of interior ground floor space and minimum 1200 feet of total floor space (excludes garage and decks). (CC&R sec. 5.2)
- Flat roofs will be considered only when necessary to alleviate view corridor concerns. (CC&R sec. 5.10)
- Design must include a 2 car garage, even if it is not to be built at this time. Reason for this is you may not want a garage at this time, but history has shown that subsequent buyers do, and the view impact of the garage must be evaluated now. (CC&R sec. 5.7 & 5.11)
- If garage is not being built at this time, additional screened off street parking must be provided. (CC&R sec. 5.7)
- Site drainage, including French drains, shall not empty onto neighboring lots. (CC&R sec. 5.14).
- Underground Propane tanks are preferential. Above ground tanks must be screened with the same siding material as the Residence and if visible from above, painted a dark earth tone color. (CC&R sec. 7.12)
- Provisions for enclosing Garbage/Recycling containers. Must match residence. (CC&R sec. 7.11)
- If house is to have wood burning stove or fireplace, provisions must be made for covered and enclosed firewood storage. (CC&R sec. 7.12)

Materials:

- Exterior colors shall be earth tones or subtle grays in keeping with the surrounding buildings. (CC&R sec. 5.8)
- All windows, doors and door frames must complement in muted tones the exterior color of the structure (no white). (CC&R sec. 5.9)
- Roof material shall be of dark color architectural composite shingle with a "40 year" grade or equivalent. (CC&R sec. 5.10)

- Fireplace chimney and stove flues to be sheathed to within 12 inches of the top of the flue. (CC&R sec. 5.10)
- Exterior lighting shall be shielded. (CC&R sec. 5.12)

**This checklist is not a substitute for review and understanding of the CC&Rs, but is offered as a method to account for the most common overlooked items on NHC applications.*