



Homeowners Association & Architectural Guidelines

- Homeowners Association:** The Ridge at Mariana Butte Association
- Dues:** \$180 Per Quarter | Status Letter \$75 | Record Change Fee \$150 | Reserves (3 months) \$180
- HOA Includes:** Common area maintenance
- Maximum Building Height** Thirty five feet (35')
- Front Yard Setback:** Lots shall have a minimum front yard setback of fourteen (14) feet
- Garage Setback:** Garages constructed upon Lots shall have a twenty (20) foot minimum setback requirement from the back of the sidewalk to the garage door
- Corner Side Yard:** A corner side yard setback of fourteen (14) feet
- Side Yard Setbacks:** A side yard setback of five (5) feet on Block 1, Lots 4-6, 10-16
A side yard setback of ten (10) feet on Block 1, Lots 1-3, 7-9; Block 2, Lot 1; Block 6, Lot 1
A side yard setback of seven and a half (7.5) feet on all lots on Blocks 3, 4 & 5
- Rear Yard Setback:** A rear yard setback of six (6) feet
- Elevations:** No two (2) elevations shall be directly next to one another.
- Minimum Home Size:** For residential dwelling units which are located on Lots 1 through 12, inclusive, Block 5; single story homes shall be a minimum of one thousand six hundred (1,600) square feet and two (2) story homes shall be a minimum of two thousand two hundred (2,200) square feet.
For residential dwelling units which are located on all Lots in Blocks 3 and 4, single story homes shall be a minimum of one thousand either hundred (1,800) square feet and two (2) story homes shall be a minimum of two thousand four hundred (2,400) feet.
For residential dwelling units which are located on all other Lots within the Common Interest Community which are not specified in Section 9.13 (a) or 9.13(b) above, single story homes shall be a minimum of one thousand eight hundred (1,800) square feet and two (2) story homes shall be a minimum of two thousand six hundred (2,600) feet.
- Garage Door:** Garage doors shall be painted the same color as most of the residential dwelling, not a contrasting color. Garages in the Common Interest Community, including the Expansion Property, if applicable, shall reflect the architectural character of the residential dwellings. Garage doors visible as part of the front elevations shall not comprise more than fifty percent (50%) of the ground floor street-facing linear building frontage. Corner lots shall be exempt from this restriction.
Garage doors that are visible as part of front elevations may extend forward of either the living portion of the residential dwelling or the front of a covered porch a maximum of four feet (4'), provided the front elevation of the residential dwelling includes a front porch that is a minimum of six feet (6') wide.



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Exterior Materials:

Exterior building materials for residential dwellings shall consist of hard board, stone, brick and stucco, or a combination thereof, approved by the DRC subject to the requirements of this Section 9.11. With respect to Lots located within Blocks 1, 2 and 6 of the Subdivision which are included in the Common Interest Community, no more than twenty-five percent (25%) of the exterior surface of any residential dwelling may be constructed of hard board. With respect to Lots located within Block 3, 4 and 5 of the Subdivision which are included in the Common Interest Community, the following shall apply: (i) the front elevation of Lots 1, 2 and 3, Block 3; (ii) the rear elevation of Lots 7, 8, 9, 11 and 12, Block 5; and (iii) the side elevation of Lot 10, Block 4, and Lot 1, Block 5, facing Rossum Drive shall consist of a minimum of twenty percent (20%) stone or brick with the remainder of being hard board, stone, brick or stucco, or any combination thereof. Except as otherwise specifically required pursuant to the preceding sentence of this Section 9.11, the following shall apply to all Lots located within Blocks 3, 4 and 5 of the Subdivision which are included in the Common Interest Community: (a) the front elevation shall consist of either (1) one hundred percent (100%) stucco or (2) a minimum of twenty percent (20%) stone or brick with the remainder being hard board, stone, brick or stucco, or any combination thereof; and (b) the side and rear elevations may consist entirely of hard board, stone, brick or stucco, or any combination thereof.

Roofing:

Roof materials for all residential dwellings constructed within the Common Interest Community, including the Expansion Property, if applicable, shall consist of ceramic or concrete tile, metal and other materials other than wood shingles and asphalt shingles, all of which must be approved by the DRC. Metal roof materials shall be used for decorative accents and should consist of no more than twenty-five percent (25%) of the total roof area. Metal roofs may be permitted for the entire roof area subject to discretionary approval by the DRC. Metal roofs permitted by the DRC for the entire roof area shall be subject to color restrictions that are darker in color and complimentary to the surrounding homes and shall not be green, orange, blue, copper, red or other similar colors. Notwithstanding the foregoing, asphalt shingles approved by the DRC are permitted on residential dwellings constructed upon any Lots located within Blocks 3, 4 and 5 of the Subdivision which are included in the Common Interest Community. Wood shingles are expressly prohibited on all Lots subject to this Declaration and shall not be used as roofing materials on any residential dwelling located upon a lot.

Courtyard Wall:

Subject to the minimum setback requirements set forth herein, courtyard walls shall be permitted in the back or side of each Lot, provided that such courtyard wall is constructed of the same material used in the construction of the exterior of the residential dwelling constructed on such Lot and that such courtyard wall shall be attached to the residential dwelling constructed thereon. Such courtyard wall shall not exceed four (4) feet in height, excluding supporting columns or accent columns. Further, the total length of all such exterior walls shall not exceed eighty (80) feet and such courtyard walls shall not be allowed to encroach within any utility easements dedicated on the plat of the Subdivision and shall be subject to the setback requirements.

Parking:

The following may not be parked or stored within the Common Interest Community (CIC), unless such parking is within a garage, or unless authorized in writing by the Association: oversized vehicles, trailers, camping trailers, boat trailers, hauling trailers, boats or other motor craft and accessories thereto, self-contained motorized recreational vehicles, trucks over three-fourth ton, commercial vehicles, vehicles with commercial writing on their exteriors or other oversized types of vehicles or equipment.