



## Guidelines for Building Setbacks

In addition to many other authorities, section 2.02 of our deed restrictions gives the architectural control committee authority to specify and approve or disapprove building setbacks.

### Section 2.02

No building, fence, wall or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to, or change or alteration therein, be made, nor shall any landscaping on any Lot or Lots be undertaken, until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to, and approved in writing by, the Architectural Control Committee as to harmony of external design and location in relation to surrounding structures and topography.

While the minimum setback is 30 feet, greater setbacks may be approved by the ACC. For example, for subsequent homes on any given street, the ACC may approve a setback variance within 10 feet (forward or backward) of neighboring home(s). Additional variances may be approved at the discretion of the Architectural Control Committee where lots may be narrow and deep, or very wide but shallow, such as along Oyster Creek.

The operative words that apply are "approved in writing by the Architectural Control Committee as to the harmony of external design and location in relation to surrounding structures and topography."

Homeowner Name: \_\_\_\_\_ Sec. \_\_\_\_\_ Lot \_\_\_\_\_ Date \_\_\_\_\_

Homeowner Signature: \_\_\_\_\_