



Guidelines for Reviewing Architectural Requests

These guidelines are a standard used by the members of the SLOA Architectural Committee as a baseline for reviewing requests for architectural changes other than new home construction. The intent is for each member of the committee to work from a standard baseline to ensure that each request is approached and considered in a consistent manner. Further the homeowner may use these guidelines to obtain an idea of what is going to be reviewed and how it is going to be considered.

Each of the items/elements below is supported by the CC&R's, ByLaws, and/or Rules and Regulations of Sunland. They are presented here as a quick reference for the purpose of addressing architectural changes and requests.

FENCES

Is this a new or a replacement for an existing fence?

Does the owner have a design for the fence? Review fencing guidelines from governing documents.

Does the owner know where their property boundaries are? If not, direct the owner to ask Sunland Water District for assistance locating property pins (locatable using a metal detector). Alternatively, the owner can contract to have a property survey done.

Current fence policy restricts fences within 20 ft of golf course property line. Fencing near the golf course property **requires** a waiver from SLOA BOD. If waiver granted, ingress and egress to the property for golf ball retrieval by golfer **MUST** be provided via a gate clearly identified by signage inviting golfer to enter for golf ball retrieval. Any fence allowed by the waiver cannot be solid board fencing. Fencing must be more than 80% transparent with the top of fencing and posts maximum of 6 feet in height.

Fencing along the front of property can only be decorative, 3 feet or less high.

Although the front of a home may be 90 degrees rotated from the street, the side facing the street should be the test for "front".

Fences separating two homes shall not extend past the building corner of the home that is closest to the street.



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Corner property fences shall not extend past the building corners. A waiver for decorative fencing (3 feet high) on the two street frontage sides may be approved by the committee.

Fencing approved by Architecture Committee shall follow fencing rules and can be:

- a. chain link is restricted to 4 feet high with a black or dark green finish or coating not allowed along property street frontage.
- b. framed "hog wire" up to 6 feet high is allowed.
- c. board fencing up to 6 feet high but the top 12-14" must provide decorative relief if approved by Architecture Committee and must follow other fence rules.

TREES

It is the goal to maintain the wooded nature of the Sunland community so replanting is to be encouraged.

Trees that are creating a hazard to foundations, driveways, sidewalks or are in imminent danger to a home roof may be approved for removal. The committee surveyor has the prerogative to require replanting of native trees.

When there is doubt about the health of a tree or the amount of risk a tree presents, have the owner get a written arborist report before approving a request for removal.

White firs are approved for removal whenever requested. If the owner or committee surveyor is unsure if the tree is a white fir, have owner seek input from an arborist.

When a buildable lot is being prepared for construction, request that the builder provide a tree removal plan and where appropriate, request adding trees elsewhere on the lot. Blanket clear cutting should be avoided.

Young trees, especially deciduous trees, less than 20 feet tall should be automatically approved for removal.

SHEDS, OUTBUILDINGS OR OTHER FREE-STANDING STRUCTURES

These types of architectural changes may be approved if:

- a. There is room without crowding the lot.
- b. Installation is behind the house proper or if requested space is on side of house, structure does not extend past house corner.
- c. Requested addition cannot be an Auxiliary Dwelling Unit (ADU)
- d. Permanent installation location footprint cannot encroach on easements or setbacks.



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PAINTING

The architectural committee must approve paint colors. Approval by neighbors may be required if the committee surveyor deems the color requested to be potentially problematic.

ROOFING

Replacement roof colors must be harmonious with neighborhood roof colors.

Metal roofing is allowed but colors must be approved.