

AC Guidelines

AC Guidelines 06-1
Re-Approved by Board of Directors
March 8, 2014

The CC&R's grant the Architectural Committee the authority to restrict the size, style and material of all buildings erected on any lot in the Lake Don Pedro Owners Association.

Tuolumne County CC&R's

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 Architectural Board, and the same has been approved conditionally or otherwise.

Said review and approval shall include without being restricted, topography, finish, ground elevations, landscaping, drainage, color, material, design, artistic conformity to the terrain, and other residences in the area, and architectural symmetry. Said requirements as to the approval of the architectural design shall apply only to the exterior appearance of said improvements. It not being the intent of these restrictions to control the interior layout or design of said structures.

Mariposa County CC&R's

Prior written approval of improvements. All plans and specifications for any structure or improvement whatsoever to be erected on or moved upon or to any lot, and the proposed location thereof on any lot or lots, the construction material, the roofs and exterior color schemes, any later changes or additions after initial approval thereof, and any remodeling, reconstruction, alterations, or additions thereto on any lot shall be subject to and shall require the approval in writing before any such work is commenced of the Environmental Control Committee ("Committee"), as the same is from time to time composed.

Accessory / Out buildings

No Accessory/Outbuildings will be erected on any lot that doesn't have a residence on it.

All accessory buildings must be for residential purposes. No commercial buildings will be allowed on a residential lot unless zoned recreational or commercial (see use covenants).

Any outbuildings accessory to a residence over 100 sq. ft. will be subject to AC site approval on the following criteria:

- Size
- Height
- Construction
- Placement on lot
- Landscaping requirements if needed.

Fencing

All fencing is subject to AC approval prior to installation and must comply with county height restrictions.

All normal fencing material suitable for residential purposes is acceptable though any fencing that fronts on a street cannot be barbed wire.

Equestrian Trails

No structures or fences will be approved on any equestrian trails in the subdivision. This is not permitted by our CC&R's and is considered an ordinance violation by both counties.

T1 CC&R RESIDENTIAL AREA COVENANTS.

Lots 1 to 22 inclusive, 24 through 154. The unit shall be for residential purposes and such other purposes permitted by the R-E TX zoning ordinance for Tuolumne County, together with buildings suitable and necessary for the purposes for which said property is permitted or used and shall be known as R-E TX District.

T2 CC&R USE COVENANTS.

Lots 155 to 176 inclusive, 178 to 185 inclusive, 188 to 257 inclusive, 259 to 472 inclusive, 474 to 601 inclusive, 609 to 685 inclusive, 688 to 719 inclusive, 721 to 750 inclusive, shall be for residential purposes together with buildings suitable and necessary for the purposes for which said property is permitted or used. Lots 187, 258, 473, 608, 720, and 764 shall be for recreational uses along with such structures as may be allowed by the County of Tuolumne. Lots 602 to 607 inclusive, 686, 744 to 763 inclusive, and 765 shall be for commercial and residential uses.

T3 CC&R USE COVENANTS.

Lots 766 to 802 inclusive, 807 to 821 inclusive, 826 to 1379 inclusive, shall be for residential purposes and such other purposes permitted by the R-E TX zoning ordinance for Tuolumne County. Lots 803 to 806 inclusive and 822 to 825 inclusive shall be for commercial and residential purposes.

M 1, 2, 3 CC&R EXCLUSIVE RESIDENTIAL USE AND IMPROVEMENT.

No lot shall be used except for residential purposes. No structures shall be erected, placed or permitted to remain on any lot other than one (1) detached, single-family residence dwelling and such outbuildings as are usually accessory to a single-family residence dwelling, including a private garage

All Property owners need to familiarize themselves with their CC&Rs and comply with the terms they agreed upon when they purchased their property.

If you are not sure which unit CC&R's are yours or don't have your CC&R's please contact the office. If you have any questions contact the Architectural Committee. The AC is comprised of fellow property owners who have volunteered their time and are willing to work with you.