

**Basic Guidelines used by the Architectural Committee**  
**All of the following information is used in evaluating conformity to the CCR's**  
**Revision 8 Adopted July 2008**

**Definitions of terms used in the CC&R's**

**Hanger**

A structure primarily used to house an aircraft.

**House**

A structure used as a living quarters.

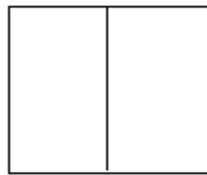
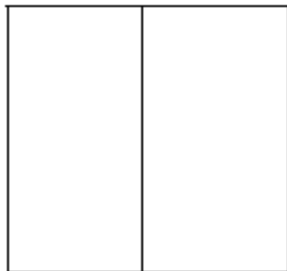
**House and hanger**

A house and hanger may be separate, connected or combined in the following three types: Type 1, Type 2 or Type 3 and located on building site.

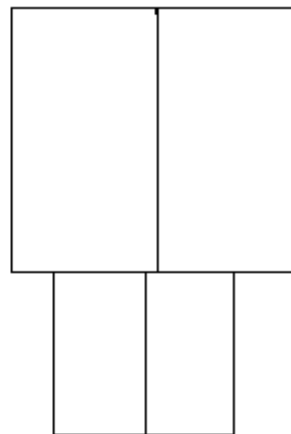
Type 1 are separated and each free-standing.

Type 2 is connected by at least one common wall. Each unit shall be of different size and roofline.

Type 3 is a single building internally partitioned to include living space within the overall building.



**House and hanger Type 1**



**House and hanger Type 2**

**House and Hanger – (Hanger House) Type 3**

One building with a common roofline that is divided internally into a house and a hanger.

**Other House and hanger combinations**

A house on top of a hanger, a two story house that overhangs a portion of a hanger or similar designs are considered to be “unique architecture” and will be considered on a case by case basis.

**In order to have plans approved by the Architectural Committee, they must demonstrate that the completed project will conform to all parts of the applicable CC&Rs**

In order to meet CC&R Paragraph 5 statement “**Buildings shall be neat in appearance and no building or structure shall be constructed or erected on the premises that shall be considered detrimental to the development**” the following additional requirements should be met.

**Types of buildings** in various areas should be as follows:

(See color coded map on last page)

Lots 5-12, 19- 25, 30-37, 42-49, 73-80, 89-94, 99-106 building types considered are Type 1, 2, and 3.

Lots 1-4, 14-17, 26-29, 38-41, 81-88, 123-130, 143-150, 137-142, and 143-158 building types considered are Type 1 and 2.

Lots 61-72, building types considered are Type 1

Unique architecture buildings will be considered on a case by case basis.

Approval of plans will be based on the finished project blending with the surrounding buildings. This is a subjective determination by the Architectural Committee. To assist in this determination the Committee may contact adjacent property owners for input.

**General recommendations**

- All buildings should have vertical walls. No geodesic or Quonset type buildings.
- All roofs should be a minimum of 3/12 pitch.
- Manufactured homes will be considered as long as they do not represent or look like a mobile home.

**In order to meet CC&Rs Paragraph 11 requirements.**

**Plan Submission**

1. Two sets of plans shall be submitted to the Architectural Committee for approval. After approval, the owner shall present one set to the city of Berryville for the building permit. The permit will be attached to the plans. The plans and permit shall be retained by the owner. The second set will be retained by the Architectural Committee.
2. All plans submitted shall be at least 11 X 17 inches in size. All plans shall be drawn to scale, and critical dimensions shall be provided.
3. Submitted plans shall include the following:

One or more elevation drawings showing front, rear, and side views of the structures. Exterior building materials, their type and color shall be shown or indicated.

One or more plan drawings showing the location of the structures on the lot with setbacks and structures dimensioned. The location of the septic system and drain field (if required) shall be shown.

4. For plan approval, the septic system shown shall be deemed adequate if a statement from a known septic contractor gives approval.
5. Elevation renderings or pictures of an existing building may substitute in part for the elevation drawings.

Under special conditions, or with unique architecture, additional information may be required.

**Variiances** from the CC&Rs will generally be provided in areas of building materials used in construction, such as the restriction against the use of metal construction and the requirement for the use of wood shingles on roofs, as specified in the Original Declaration.

**Rejection of plans** will be accompanied by an itemized explanation of the CC&R items that were not met. Also, the Committee will provide comments and work with the owner to assist in bringing the plans into conformity.

**Appeal of the Committee's decision**, as provided for in Paragraph 11 of the CC&Rs, may be initiated if the owner can show that his plans do conform to the CC&Rs and the Architectural Committee was in error in the denial.

This procedure is not to be used to change or alter the basic CC&Rs. This is accomplished by revising the CC&Rs as illustrated in Paragraphs 2, 9, and 10 of the current CC&Rs.

## Hangar and House Types considered in each area



Yellow = Type 1, 2, or 3

Orange = Type 1 or 2 (includes newly surveyed lots 151-158)

Purple = Type 1 only