

Somerset Estates

Architectural Review Board Guidelines

The Architectural Review Board shall regulate the external, design, appearance, use, location, and maintenance of the property and of improvements thereon in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography.¹

No Improvement, alteration, repairs, excavations, changes in grade or other work which in any ways alters the exterior of any property or the improvement located thereon from its natural or improved state existing on the date such property was conveyed to the owner without the prior approval of the Architectural Review Board (ARB).²

No building, fence, wall, residence, or other structure shall be commenced, erected, maintained, improved altered, made or done without the prior written consent of the ARB³

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used at any time as a residence, either temporary or permanently.⁴

In the event the ARB fails to approve, modify or disapprove in writing an application within 30 days after plans and specifications in writing have been submitted to it, in accordance with adopted procedures, approval will be deemed granted. The applicant may appeal an adverse ARB decision to the Board of Directors, which may reverse or modify such decision by 2/3 vote of the directors.⁵

Each lot is restricted to residential use and uses related to the convenience and enjoyment of residential use.⁶

¹ Declaration of Covenants, Conditions and Restrictions of Somerset Estates; Article VII. Section 3

² Declaration of Covenants, Conditions and Restrictions of Somerset Estates; Article VII. Section 1

³ Declaration of Covenants, Conditions and Restrictions of Somerset Estates; Article VII. Section 1

⁴ Declaration of Covenants, Conditions and Restrictions of Somerset Estates; Article IX. Section 1

⁵ Declaration of Covenants, Conditions and Restrictions of Somerset Estates; Article VII. Section 4

⁶ Declaration of Covenants, Conditions and Restrictions of Somerset Estates; Article IX. Section 1

Complete an Architectural Review Board Request (including a picture, drawing or other supporting document) by using any of the following methods:

Website: <http://somersestates.net/arb-online-form/>

Mike Foster michaelfosterjr@outlook.com

Amanda Anderson adebrot@me.com

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Allowances and Restrictions

1. All clothes lines, equipment, trash cans, wood piles and other storage piles shall be kept screened by adequate planting or fencing.
2. No radio antenna of any sort shall be placed or maintained on any portions of the property. Satellite television or internet dish are allowed with ARB approval.
3. No above ground swimming or wading pools shall be erected, installed, constructed or maintained on any property. Any entirely portable and movable spa are allowed with ARB approval.
4. All roofs will be wood shingle or asphalt roofing with the appearance of weathered gray wood texture. Any other material or color must be submitted to the ARB for approval.
5. Fencing
 - a. Chain link fencing is prohibited.
 - b. Fencing may not be erected any further than the rear house line.
 - c. New or replacement fencing (to include retaining walls) require ARB approval. No approval is required for minor repairs.
6. Exterior painting and siding
 - a. All exterior paint and siding colors (to include primary and accents) must be approved by the ARB.
 - b. Wood, brick, stone/stone imitation, vinyl and fiber cement are the only allowable types of siding.
7. Decks
 - a. All new decks and replacement of existing deck require ARB approval.
 - b. Minor repairs do not require approval
8. Driveways and Patios
 - a. Replacement and repairs of existing driveways and patios do not require ARB approval. However, a courtesy notification to the ARB is encouraged.
 - b. Any new or extension of an existing driveway or pad require ARB approval.
 - c. The only allowable driveway material is concrete.

9. Solar Panels

Solar energy systems shall be allowed as an accessory use subject to the following standards and approval of the ARB.

- a. No ground-mounted or freestanding solar collectors may be located in the property.
- b. No accessory solar energy systems shall be used as a commercial enterprise.
- c. Solar energy systems are exempt from all screening standards
- d. Roof mounted solar panels should have all wiring and other similar components servicing the panels concealed to the extent possible and all exposed metal and support framing (not including the photovoltaic panel area) should be finished in a color similar to the roof of the structure to which they are attached.
- e. Roof-mounted system installed on a sloped roof; the highest point of the system shall not exceed the highest point of the roof to which it is attached as allowed by setback requirements.
- f. Solar energy systems shall be mounted in a manner not to cause glare to surrounding properties.
- g. Roof-mounted solar panels shall not be allowed on the primary street-facing roof plane. As a general guide; visibility of the Solar Panels shall not be viewable from the primary street of the front of the home.

The ARB is available to assist all residents to ensure that any request is in accordance with the Declaration of Covenants and the ARB Guidelines while maintaining the desired vision and effect of the homeowner request.