

The ARC and the Board have worked diligently to review, correct and update guidelines for future constructions. The seven (7) issues reflect two years of planning to make our community a better place to build. If you need further explanation, please contact Wilma Poole at [rheapold4570@gmail.com](mailto:rheapold4570@gmail.com)

**NOTE:** *ITALICIZED LANGUAGE IS NEW, STRUCK-THROUGH LANGUAGE IS DELETED.*

COVENANTS

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Article VI, Section 1-D

“At least 70% of the roof of any ~~structure~~ *home or detached garage* ~~having less than 1751 square feet enclosed heated living area~~ shall have a minimum slope of 6/12 and a minimum of 12 inch overhang over each end and side wall.”

Explanation: Changes wording from “structure” to “home or detached garage”. Also, current covenant does not address roof slope requirements for homes larger than 1751 square feet. By deleting the language struck through above, all homes constructed in Merrymount going forward would be subject to the same minimum roof slope of 6/12 and overhang of 12 inches.

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Article VII, Section 1

~~“If no action is taken by the ARC within sixty days after submission of the plans and specifications, the request shall be deemed denied. The ARC will respond to the property owner within thirty days of receipt of the application requirements and will notify the property owner of the date of receipt.”~~

Explanation: This change eliminates the “automatic denial” provision if no action is taken. Also, to ensure actual receipt, the property owners will be notified of the date of receipt.

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ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

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2.0 BUILDING SITE PREPARATION

2.3 In order to maintain the natural beauty of Merrymount and attempt to afford sight isolation between homes, clear cutting (denuding) the lot is prohibited. An ~~fifteen (15) foot~~ access driveway to construction site, a ~~ten (10) foot~~ buffer around the home footprint and the septic field area are allowable exceptions to clear cutting. Removal of dead or diseased trees and underbrush is encouraged. It is desirable to keep as many trees of six (6) inch caliper, measured at a level of four (4) feet above ground plain, along side lot lines and between street and house. All debris created from clearing the home site must be hauled away. Open fires are prohibited.

Explanation: The current ARC guidelines provide only for clearing a 10 foot buffer around the homesite and septic field, as well only a 15 foot access driveway. The ARC understands that some types of home construction (i.e. modular) may require a larger access area. Additionally, with the number of large trees existing in our neighborhood, for safety purposes a homeowner should be allowed to clear a larger area around their foundation to prevent potential damage to their home in the event of strong storms and winds. By removing this sentence it accomplishes these goals. However, clear cutting is still prohibited.

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3.10 EXTERIOR

*3.10.4 All exterior colors for new homes must be submitted along with the application. All proposed exterior colors must be compatible with the natural environment of the Merrymount subdivision.*

Explanation: This is to allow the ARC to review exterior color choices to ensure that only colors that complement the natural environment are utilized, and to prevent colors that will distract from the natural beauty of the neighborhood.

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5.5. SHEDS AND OUTBUILDINGS

5.5.1 Homeowners are limited to one shed per lot; ~~size can be no larger than~~ *the maximum size of shed may not exceed 256 square feet or 10% of the heated square footage of the house, whichever number is smaller.*

Explanation: This prevents oversized sheds – current ARC guidelines would allow a 400 square foot shed (20ft x 20ft) if home was 4000 heated square feet. By restricting to 256 square feet, or 10% of home size, whichever is smaller, keeps sheds at a usable size without detracting from the natural environment of the neighborhood. By restricting size, also eliminates requirement for building permits to be obtained, although zoning permits would still be necessary per local building code.

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5.5.2 Size, material, color, *design* and location must be approved by the ARC.

Explanation: Adds the word “design” to existing guidelines to require design of shed to meet ARC approval.

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5.5.6 *Sheds may not have a flat roof. There must be a minimum slope or pitch of 4/12 for drainage purposes.*

Explanation: This is to prevent flat roof sheds which may be subject to roof failure if excessive snow or rain accumulate; also this keeps the design of sheds in conformity with building designs of homes and detached garages by providing for minimum roof slope.

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