

COTTONWOOD SUBDIVISION HOMEOWNER'S ASSOCIATION
ARCHITECTURAL CONTROL BOARD MEETING
October 20, 2014
Minutes

CALL TO ORDER:

The meeting was called to order at 5:04 pm.

ARC BOARD ATTENDING:

Jeff Hemley
Jennifer Ruffini
Dave Sartore

OTHER BOARD MEMBERS PRESENT:

David Ellis
Manuel Valdez

OTHERS PRESENT:

Colleen Sartore

MINUTES:

Jeff Hemley made a motion to bypass the reading of the minutes and to accept them. Jennifer seconded, motion passed unanimously.

REVIEW OF ARC REQUESTS:

The following ARC Requests were reviewed as follows:

1) 6074 Brighton Lane – Pool and Fence installation:

Jeff made a motion to approve the request with the stipulation that the fence must meet all setbacks from roadway (15' from roadway on South side of house) and be a standard 6 feet in height wooden fence with no stain. Dave Sartore seconded, motion passed unanimously.

2) 5496 Huntingdon Rd – Fence Installation:

Jeff made a motion to approve the request with the stipulation that the fence must meet all setbacks from roadway (15' from roadway on West side of house) and be a standard 6 feet in height wooden fence with no stain. Jennifer seconded, motion passed unanimously.

3) 5528 Heatherton Rd – Pool:

Dave Sartore made a motion to approve the request. Jennifer seconded, motion passed unanimously.

4) 5687 Heatherton Rd – Home New Construction:

Jeff made a motion to approve request with the stipulations listed below. Dave Sartore seconded, motion passed unanimously.

- a. Must provide the name of the contractor and a copy of the contractor's license and insurance coverage as well as contact information. Contractor must be licensed and insured.
- b. Must provide the exterior color scheme and landscaping information as well as a plot map showing the location of all landscaping prior to December 1, 2014.
- c. The Board reserves the right to impose a deposit if required due to violations or construction issues.
- d. All trash and left over construction materials will be placed in appropriate waste containers daily and no waste containers or porta potties will be placed on the road way at any time.

- e. Must comply with all covenant restrictions and county requirements including but not limited to the following:
1. Must be a single-family dwelling only (Covenants Page 1)
 2. Owners may not subdivide or separate any lot into a smaller lot (Covenants Page 4)
 3. Owners may combine two or more lots for a single home site (Covenants Page 4)
 4. Minimum Floor Space - Each single-story dwelling located on a lot must contain at least 2000 sq. ft of floor area and each multi-story dwelling must contain at least 2400 sq. ft. of floor area of which 1400 sq. ft must be on the first floor. Floor area does not include garages, porches, terraces or patios. (Covenants Page 8)
 5. Garage – Unless otherwise specifically approved by the ARC, no building may be constructed separate and apart from the dwelling. Each dwelling must have an enclosed side entry garage to accommodate at least two and not more than four cars. No carports are permitted. Without the prior written approval of the ARC, no garage may be enclosed permanently or converted to another use without the substitution of another garage on the lot meeting the requirements of the declaration. (Covenants Page 8)
 6. Driveways – All lots must have a paved driveway of stable and permanent construction extending from the adjacent street to the dwelling. All driveways must be concrete or other approved material. (Covenants Page 8)
 7. Exterior Color and Materials – The color and materials of all exterior surfaces will be subject to approval of the ARC. The ARC may promulgate a list of approved colors and materials for this purpose. This restriction includes window tints and films. (Covenants Page 8)
 8. Roofs –Roofs shall have a minimum of “7 on 12” pitch and be made of 30 year minimum dimensional shingles. (Covenants Page 8)
 9. Utility Connections – Connections for all utilities, including, but not limited to water, sewage, electricity, telephone, and television must be run underground from the connecting point there from to the dwelling in such a manner as is acceptable to the respective utility authority or company and the ARC. Wells may be installed only for irrigation purposes. (Covenants Page 9)
 10. Mailboxes – All mailboxes, paper boxes or other receptacles of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall be erected or permitted in only the location approved by the ARC and must be constructed according to a size, design, and material approved by the ARC. The ARC may specify a particular brand and model of mailbox and should it do so, each owner shall be required to install a mailbox model so specified. (Covenants Page 9)
 11. Overhang –Overhang of all eaves shall be a minimum of sixteen inches except gables which shall be a minimum of twelve inches. (Covenants Page 10)

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:07pm.