

ARC Guidelines Regarding Accessory Structures in Pine Brook Hills

April 2018

- A. Other than those structures listed in Article 3.1 (c) of our Pine Brook Hills Covenants (Covenants), our Covenants do not allow the addition of any accessory structure to a given parcel **without a prior review and waiver by ARC.**

- B. The ARC, however, is authorized by the Covenants in a Committee review and, in its discretion, to grant a good faith application for a waiver of the Covenants when circumstances or good reasons dictate. The ARC is willing to consider a waiver for the following types of accessory structures provided, again, that they are harmoniously integrated with the primary residence and are conscientiously located on the property:
 - 1. Small accessory structures like tree houses, play structures, storage and garden sheds and gazebos that do not require a Boulder County building permit but have first been reviewed and approved by the ARC prior to construction or installation.
 - 2. Greenhouses that do not exceed 200 s.f. and have been reviewed and approved by the ARC prior to construction.
 - 3. Studios that do not exceed 200 s.f. with utilities that cannot support the conversion of the studio to a personal dwelling unit and have been reviewed and approved by the ARC prior to construction.
 - 4. One-car garages or ports that do not exceed 300 s.f. and are equipped only with electricity and in the case of a garage, heating, and have been reviewed and approved by the ARC prior to construction.

- C. In reviewing any application to the ARC for a waiver of the Covenants' prohibition of accessory structures, the ARC will be strongly guided by Articles 3.1 (d) and (e) and Article 3.2 (a) of our Covenants. As a condition to the granting of any waiver, ARC may impose additional or altered covenants on a parcel as it deems proper and appropriate in the circumstances. All applications for an ARC waiver will require prior notification of and request for comments to the application to all residents within the surrounding applicant's neighborhood as well as prior, in-person, verbal or written acceptance by adjacent neighbors of the proposed accessory structure.

- D. ARC is also willing to consider applications for a waiver for accessory structures not meeting the criteria set forth in Section B. above, but the standard for granting a waiver will be considerably higher. In particular, any proposed accessory structure that could be readily converted to an illegal, functional use or a personal dwelling unit other than that allowed by Article 3.1 (c) in Units 1 – 3 **WILL NOT BE APPROVED.**