

# Sonoma Ridge Homeowner Association

## Sonoma Ridge Rules & Guidelines

C.K.M. Property Management Company

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Please refer to the Declaration of Covenants, Conditions and Restrictions for Sonoma Ridge Architectural Guidelines. The Guidelines noted below will assist you with the specific ACC Improvement requirements, for Approval, by the Architectural Control Committee (ACC). If you have any questions or concerns, after reading the Restrictions or Guidelines, please contact CKM Property Management Co. ACC Department at (281) 255-2055 or email [acc@ckml.com](mailto:acc@ckml.com) and your questions will be forwarded to the Sonoma Ridge ACC. CKM acts as a liaison, between the Builder / ACC and the Property Owner(s) and does not make ACC determinations. To process a request for a property improvement or change, an application must be completed and signed by both the owner and builder/contractor and returned with the completed plan information, ownership verification, for new residents, all applicable application fees and required supporting documentation of the project.

The Sonoma Ridge Declaration of Covenants, Conditions and Restrictions states the following, Article III, Use Restrictions, ...”No building shall be erected, altered, placed or permitted to remain on any Lot ....must be approved in writing by the Architectural Control Committee prior to being erected, altered or placed on the Lot....”

### **Fencing Requirements; 3.09**

1. Split Rail (3 rails with cap) Treated or Cedar.
2. Privacy fence 4 ft or 6 ft with 1x6 rot board. Maximum fence height not to exceed 6 ft 6 inches tall.
3. Wrought iron 4 ft or 6 ft with sample submitted to board for approval via picture or a sample of the actual material.
4. Fences cannot protrude past front corners of main residence.
5. Chain link, Vinyl, Steel, and PVC fencing are **NOT** accepted materials.
6. **ALL Fencing plans and planned location must be approved and compliant to the Restrictions; 3.09.**

### **Garage/Shop Building – Detached from house; 3.24**

1. Approved building materials are: Wood, Hardie-Plank, Stucco, Brick, or Stone. Garage/Shop Building must be constructed with the same materials used on the main residence as to be harmonious with the main residences appearance.
2. The front of the Garage/Shop Building must have Stucco, Brick, or Stone to match the appearance of the front of the main residence.
3. Roofing material must be composite shingles.
4. Metal exterior buildings are **NOT** acceptable.
5. **ALL Garage/Shop plans and planned location must not encroach into any building setback easement.**
6. **Driveways and Foundations must consist of concrete; see 3.04 & 3.05 or only approved alternatives.**

### **Garden Sheds; 3.01**

1. Maximum Garden Shed size 10 ft x 14 ft x 8 ft tall. Shed height is measured from the lowest point of the structure which includes the flooring substructure.
2. Garden sheds must be constructed of Wood or Hardie-Plank.
3. Exterior paint must be the same as the main residence.
4. Metal or PVC exteriors are not acceptable.
7. **ALL garden shed plans and planned location must not encroach into any building setback easement.**

### **Decks (requirements refer to ground level decks); 3.26**

1. Must be constructed of **treated** wood or man-made composite.
2. All decks must remain between the rear corners of the main residence.
3. Deck height cannot exceed the height of the main residences foundation.
4. **ALL Deck plans and planned location must not encroach into any building setback easement.**

### **Greenhouses; 3.06**

1. Greenhouse size will be limited to **10 ft x 14 ft.**
2. Greenhouse must be constructed with glass sides with wood or metal framing.
3. **ALL Greenhouse plans and location must not encroach into any building setback easement.**

### **Dog Runs; 3.09**

1. Maximum size of dog run is not to exceed 6 ft high x 6 ft wide x 12 ft long.
2. All dog runs must be screened from street view by mature plants or ACC approved fencing that completely hide the dog run from street view.
3. **ALL Dog Run plans and planned location must be submitted to ACC for approval.**

### **Swimming Pools; 3.26**

1. All swimming pools must be in-ground Concrete or Gunite pools.
2. Swimming pools must be within a fenced yard.
3. Temporary above ground pools are **NOT** permitted.
4. **ALL plans and location for swimming pools must be submitted to ACC for approval.**
5. Pool equipment must not encroach into any building setback easement and must be screened with plantings or approved fence material, if visible to the street.
6. **Please note:** The excavation of the pool and dirt must not affect the drainage or water flow to adjacent lots nor alter or affect the natural drainage. Dumping of excavated dirt, on adjacent properties, is prohibited. Additionally, the pool design must have an overflow for the pool water and must drain to the front right-of-way (ditch) to prevent drainage problems to adjacent properties.

### **Solar Panels; 3.22**

1. Solar panels must be below the fence line or hidden from street view.
2. Solar panel use is permitted but, a picture of the solar panel being used must be submitted to ACC for approval.
3. **ALL solar panels and planned location of Solar Panels must be submitted to ACC for approval.**