

Cedar Ridge Architectural Rules -

Origin date- 2/20/2025

Revision - 0

Purpose: These rules are provided to clarify requirements included in the Cedar Ridge Covenants. They will enable homeowners and the Cedar Ridge Architectural Review Committee to better understand the specific requirements established in the CR Covenants. All covenants are required to be met, in addition to the following rules.

Rules:

1. Request for Changes:
 - a. Changes to homes and homeowners lots must be preapproved by the Cedar Ridge Architectural Review Committee before work begins. The application to apply for changes is located in the 'Account Info' tab on the Cedar Ridge Website.
2. Fencing :
 - a. Fence style and material types shall consist of either 4' – 5' black aluminum or 5'-6' white vinyl privacy fencing.



- b. Fencing may not exceed the height of 6 feet.
 - c. Fencing may not impact or encroach on Common Areas

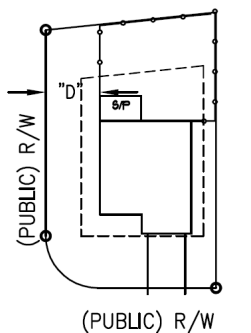
- d. Fencing must be a minimum of 12" off the adjoining property line to allow for maintenance between the fences.
- e. Fencing may tie to a neighbors existing fence (attaching yours to theirs) with the written approval from the owner of the fence. The neighbors' approval must be documented on the "Permission to attach to Existing Fences" located on the CR HOA website. This must be submitted with your application for a fence installation.
- f. Fencing on corner lots must be 12" minimum of the adjoining property line and Fence shall not be located any closer to the street than the first rear house corner (see attached

Corner Lot Fence Installation

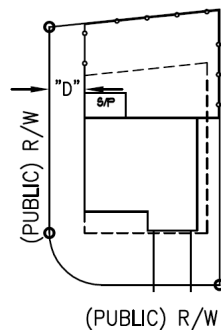
"D"

Primary side yard distance
or minimum building setback,
which ever is greater.

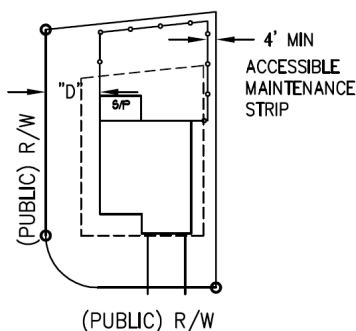
PROPOSED
FENCE



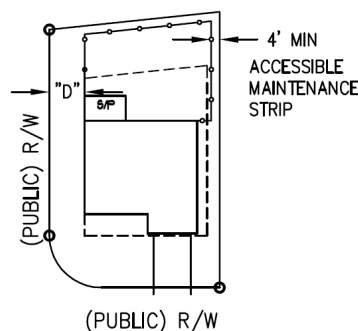
Example A1



Example A2



Example B1



Example B2

3. Sheds:

- a. The foundation shall be a poured concrete foundation
- b. The maximum shed size shall not exceed 192 sq. ft.
- c. The maximum shed height shall not exceed 12 ft.
- d. The color of the shed shall match the color of the primary residence.
- e. The shingles on the shed shall match the primary residence
- f. If the color of the primary residence is changed, then the shed color must also be changed.

4. Landscaping:

- a. All landscape projects (other than the initial landscape plan) that are greater than 36 square feet (approximately 6' x 6') must receive prior written approval from the Architectural Review Committee before commencing any work