

SIERRA SPRINGS OWNERS ASSOCIATION (SSOA) STRUCTURE AND PAINT RULES

The natural beauty of Sierra Springs Owners Association properties is one of the principal motivations underlying the decision to live and invest here. This beauty is to be enjoyed and preserved by members, tenants and guests.

These rules, as with all others, have been adopted to protect the environment as well as the investment, harmony and general welfare of SSOA members. As a reminder, members are responsible for the actions of their guests and/or tenants.

ARCHITECTURAL APPROVAL:

Architectural approval is required prior to the placement or exterior modification (including painting) of any structure on a property. Architectural Application Forms are on the SSOA website (www.sierraspringsowners.org) or can be obtained at the SSOA office. The Architectural Application should include the following:

- Footprint of all existing and/or proposed structures.
- Property lines, easements, building setbacks, fence lines, adjacent properties and adjacent streets.
- Exterior construction materials. Fire resistant materials shall be used when possible.
- Color swatch.

STRUCTURES:

Sierra Springs is a residential community; therefore, no commercial structures are allowed.

No accessory structures may be constructed on lots that do not have a primary residence. Accessory structures include but are not limited to:

- Shed
- Garage/carport
- Guest house/cottage
- Decks
- Gazebo
- Garden house, tea house or greenhouse
- Children's playhouse or children's play structure
- Arbor, etc.

Primary Residence and Accessory Structures greater than 120 ft².

- Must obtain an El Dorado County (EDC) building permit and meet all setback and code requirements.
- Garage or carport conversions to living space must obtain an EDC building permit.
- Cannot exceed two stories in height. Basements are not considered a story.

Accessory structures equal to or less than 120 ft².

- If the accessory structure, with the exception of the guest house, is single story, detached, less than 120 ft² of floor space as measured from the outside of framing, has no electrical or plumbing installed and used as a tool shed, playhouse, and similar uses, it is exempt from a EDC building permit.

Shed requirements include:

- Sheds must be professionally constructed of wood, metal, concrete, high-density polyethylene plastic or other suitable material.
- Shall meet building setback requirements; unless portable, then shall maintain a 3'-0" minimum setback from all fences and/or side and rear property lines.
- Must have door(s) that close concealing inside contents from view (unless exclusively used for wood storage).
- Walls, trim and roof shall match, or be compatible, as closely as possible, with the house color.
- Sheds should be placed in the back or side yards and whenever possible, not be visible from the street.
- Sheds cannot be converted to any type of sleeping area.
- Structures dedicated to the storing of wood do not need to have enclosed sides; however they do need to have fire resistant coverings.

Lot size and available lot space are considerations for approving the number and type of accessory structures for a property.

PAINT COLORS:

Architectural approval of exterior paint colors is required prior to painting the exterior of a home, shed or other structure on the property. The Architectural Application must include a sample of the paint color(s) you would like to use. If only painting is being done, only the paint colors need be submitted with the Architectural Application Form.

Paint colors are to blend with the environment. Bright and/or outlandish paint colors are prohibited. Accessory structures, with the exception of children's playhouse or play structure, must compliment the exterior of the home.