

Evermoor Community Association

Minimum Architectural Standards

OVERVIEW

These Master Association Standards are “minimum” standards and as such, neighborhood associations may not grant exceptions to these standards. For example, fence height may not exceed the heights specified herein. In no way may these standards be interpreted to abrogate any limitations mandated at the neighborhood association level. In other words, if the neighborhood standards are more stringent than those contained herein, the more stringent standards shall be followed (i.e. these standards may not be invoked to allow a fence in neighborhood associations that do not allow fences).

Also, these standards do not release a neighborhood association from requiring an Architectural Improvement Application (ARC) for orderly processing of architectural changes. The only changes that do not require an ARC Application are those specified in the Master Documents as “non-ARC” requirements or those items listed on the Pre-approved Modifications List.

All architectural changes are subject to local regulations (Rosemount or Apple Valley) and residents are responsible for checking with local authorities and applying for any applicable permits that may be required.

The existence of any statements within this document does not preclude the homeowner or applicant from following City guidelines pertaining to the issuance of a Building Permit(s) prior to any improvements being applied for or started.

SHEDS

The maximum size, defined by the foundation size, must not exceed 120 square feet. A shed can only be one level and can only be one story, based on an 8’ exterior wall height.

The siding and color of the shed must align or match the aesthetics of the house on the lot on which the shed is being constructed. If the shed is designed to have one or more windows, they must also reasonably match the appearance of the windows at the applicant’s residence.

Sheds should have standard petroleum based roofing shingles, and be constructed on a base that will preclude sagging, shifting, and loss of structural integrity.

GARAGES

There shall be no detached garages.

Additional garage stalls may be added to a residence providing the resulting elevation of the home involved will appear as though the garage was a part of the original design of the home. Materials must match and continue from the original dwelling (roofing materials and siding materials should match, for example).

FENCES

“Cyclone” or “chain link” type fences are prohibited.

To preserve the ‘open feel’ of the neighborhood, fence height is limited to four (4) feet and privacy fences are prohibited.

Six (6) foot fences are allowed for only the portions of property that border/abut any of the following ‘collector’ streets: Connemara Trail, Evermoor Parkway, Shannon Parkway or Diamond Path. To clarify, where a property has 1 property line abutting a ‘collector’ street named above and other property lines abutting another residence, an open space or another street, only the portion of the fence abutting the named ‘collector’ street may be 6 feet in height. The fence on the other property lines must not exceed 4 feet in height.

No portion of any fence may be a privacy or solid fence.

SOLAR

All proposed Solar installations require an ARC application to be submitted and approved before any work begins. The following requirements/information should be followed/submitted with the ARC for review:

- All installations must be done by a licensed contractor. Please include name and license number of the contractor completing the work.
- None of the panels may extend above the peak or beyond the edge of the roof. Please provide a rendering/illustration that clearly outlines where the solar panels will be placed and the route of the conduit and include a statement affirming that the panels will not extend above the peak or beyond the edge of the roof.
- The solar energy system must meet applicable standards and requirements imposed by state and local governments and all applicable safety and performance standards established by various accredited agencies. Please include a statement affirming this.
- Include a copy of the interconnection application submitted to the applicable utility company.

- Owners must agree to indemnify or reimburse the association for any loss or damage caused by the installation, maintenance or removal of the solar panels. Include a separate signed statement affirming this.
 - Indemnification Statement Sample:

"We, [homeowner name(s)], agree on behalf of ourselves and all successors and assigns to indemnify the Evermoor Master Association and all of its sub associations against any claim arising out of the installation use, maintenance or removal of the solar panels on their property."

Signed,

Date: -----

RETAINING WALLS or LANDSCAPE BORDERS

There shall be no lumber or "railroad tie" retaining walls or landscape borders. All retaining walls must be of concrete, natural stone or premium "formed block" materials (such as Keystone, Pavestone, AllenBlock, and similar products). Poured concrete retaining walls must have a fascia affixed to all exposed areas to simulate stone. Per City code, retaining walls that exceed existing height requirements must meet grade and drainage requirements as published at the time of installation.

DRIVEWAY "DRESSINGS"

Coal Tar Based driveway "dressings" or "topcoats" are prohibited. Only acrylic, latex or similar dressings are allowed on asphalt driveways. This conforms with the recent ordinance adopted by the City of Rosemount in response to chemical runoff pollution issues.

IMPERVIOUS SURFACES

Any new or replacement exterior landscape or yard updates that includes an impervious surface must be supported with a Building Permit to ensure that the maximum amount or percentage of impervious surface requirements are within City requirements. Asphalt and cement are impervious materials. Paving stones are not. Poured concrete and pavers are the preferred substances for patios, driveways, etc., however asphalt is permitted. Stained/stamped concrete is permitted, however any colors involved with these processes must be in harmony not only with the home adjacent, but with the neighborhood as a whole.

SPORT COURTS

Exterior "Sport Courts" or hard surface playing areas are permitted.

All sport courts must have a minimum setback from lot lines of at least 10 feet (or greater if required by City Ordinance).

Any lighting installed for sport courts must aim downwards in order to illuminate the play surface and not impact adjacent homeowners. Additionally, any such lighting may only be activated in accordance with City of Rosemount ordinance.

PAINT COLORS

All changes to the exterior color of a home require ARC approval.

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