

The Hills at Big Creek Homeowners Association

Summary of Key Terms and Provisions

Governance

- Membership in the Association is by lot ownership; each lot owned equals 1 vote
- Three-Member Board of Directors, initially appointed by the Developer, runs the association
- Three-Member Architectural Review Committee (ARC), initially appointed by the Developer, reviews all non-Developer plans to build or modify structures

Assessments

- Initial Capitalization Fee: \$300 per lot
- Annual Assessment: \$400 per lot
- Annual Assessment increases of more than 10% are prohibited without the approval of a 2/3 vote of the Members
- Special Assessments prohibited without the approval of a 2/3 vote of the Members
- ARC may assess a fee to recoup costs of plan review

Covenants

- Lots used solely for residential purposes
- No further subdivision of lots
- No temporary structures or outbuildings
- No above-ground tanks or fuel containers
- No unscreened storage of garbage receptacles
- No yard signs, except to advertise home sale, pets, and/or security system
- Grass must be kept no longer than 6"
- Fencing:
 - Fences are permitted to enclose a pool or animal with ARC approval
 - Only wrought iron, aluminum simulated wrought iron, or wood are permitted
 - Wood fences may only be the split rail or cross-buck style
 - Privacy, chain link and front-yard fences are prohibited
- Limitation of 1 outbuilding per 5 acres in addition to any detached garage on the lot
 - All outbuildings must be constructed with finishes and a style consistent with main dwelling
 - Outbuildings may not exceed 2,000 square feet in size in the aggregate per 5 acres
- Animals:
 - One horse per 3 acres permitted
 - No commercial animal operations permitted
- Satellite dishes are permitted upon location approval by ARC

Building Requirements

- Two-story maximum above ground (walkout basements not included)
- Minimum square footage:
 - One story 2,600 square feet

- One-and-a-half story 3,100 square feet
 - Two story 3,400 square feet
- Multi-story buildings must have 2,200 square foot minimum ground floor
- All construction completed within 9 months of commencement; yard work completed within 6 months after completion
- Garages:
 - Attached garages 3-car minimum
 - Detached garages must be 600-2,000 square feet in size and be constructed in a finish and style consistent with the main dwelling
 - Side-entry only
 - Doors must have windows and be either raised panel or carriage style
 - Driveways must be paved with impervious surface or use paving stones; no gravel
- Roofs:
 - Minimum 8/12 pitch
 - Forward pitch must be a 10/12 minimum
 - Architectural shingle or higher quality required
- Exterior Walls:
 - All front elevations must be a minimum of 80% masonry (brick, rock or stone), with a two-foot minimum masonry return at front corners.
 - Minimum 80% masonry standard strongly preferred on all other elevations visible from the street
 - Wood, vinyl, clay, brick, rock, stone, cementation or fiber cement are permitted
 - Brick shadow boards required on front gables
 - No more than 8” of foundation shall be exposed at grade.
 - All paint colors require ARC approval
- Pools
 - No above-ground pools permitted
 - 4’ protective fencing required to screen any pool

The foregoing is a non-exhaustive list of terms and provisions included in the Hills at Big Creek Homeowners’ Association subdivision agreement. Additional terms and provisions may be important to you which are not reflected in this summary. Please review all terms and provisions of the subdivision agreement prior to making an ownership decision.