



# Canyon Ferry Crossing Architectural Review Committee Improvement Review Requirements

## Improvements Required for Review

No development of any kind can be done on any lot not having an ARC approved single family residence. This includes but is not limited to fencing of any kind, landscaping, driveways, animal containment or grazing, personal property storage and the like. This does not include the abatement of weeds or dead or dying trees and shrubs.

In addition to the original development submittal, property owners must get ARC approval prior to installing certain improvements. By way of illustration, but without limitation, the following improvements require submission to the Canyon Ferry Architectural Review Committee for approval:

- New construction or installation including: dwellings, accessory buildings, guest houses, garages, fences retaining walls, steps, awnings, canopies, poles, trellises, patio overheads, or decks, gazebos, sundecks, wind screens, game courts, swimming pools, fountains, spas, hot tubs, recreation apparatus, and exterior lighting, sound systems, and solar energy systems.
- Installation or significant modification of landscape, hardscape, trees, shrubs, plants, irrigation or drainage systems, recreation areas or courts and surface drainage revisions.
- Subsequent changes or other improvements to the property after completion of the initially approved and/or constructed structure, landscaping, etc, must be submitted through the same design review procedure for approval by the ARC.
- Drilling wells or installing septic systems.

Following is additional clarification to the excerpt from the Canyon Ferry Crossing Standards and Procedures provided by the ARC:

1. Fencing and gates (except deer fencing surrounding previously approved landscaping)
2. Dog Kennels (must be attached to the residence)
3. All structures and fencing related to the keeping of horses. (Horses approved on certain lots only)
4. Accessory or out buildings of any kind. (Includes storage sheds and car ports)
5. Landscaping (That which changes the general landscape appearance)
6. Exterior Painting or refinishing if changing color.
7. Additions to previously approved structures. (Includes porches, decks and driveways.)
8. Modification or installation of driveways and parking areas.

## Improvements Not Requiring Approval

1. Deer fencing surrounding previously approved landscaping
2. Portable Basketball goals
3. Swing sets placed in back yards
4. Antennas or satellite dishes one meter square in size attached to the house
5. Repainting or refinishing of the exterior of any building in the same color
6. Paving existing, previously approved driveways and parking areas
7. Minor landscaping which does not change the general landscape appearance (trees, shrubs, small garden area)