



May 27, 2022

NOTICE OF PROPOSED RULE CHANGE & COMMUNITY COMMENT PERIOD

Architectural Guideline 4.1. SIDING

Architectural Guideline 4.2. ROOF

Dear Owners:

The Pine Meadow Ranch Board has drafted two important updates to the HOA's Architectural Guidelines. The two updates are to **Sections 4.1. Siding** and **4.2. Roof**. These updates were finalized over the past several days after reviewing community feedback. We are now presenting these proposed rule changes to the community for a minimum 15-day Comment Period.

To Review the Proposed Changes: Please continue to the next page.

To Review the Proposed Changes and Leave Comments: Please go [HERE](#). This form will stop accepting comments at 6:00 PM on Saturday, June 18, 2022. You will have another opportunity to comment at the June 21, 2022, Board meeting. The Board's vote on the proposed rule changes is tentatively scheduled for June 21, 2022.

To Review Community Feedback on these Proposed Changes: Please go [HERE](#).

We welcome your feedback!

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Pine Meadow Ranch HOA

4.1. SIDING

ACCEPTABLE MATERIALS INCLUDE:

- a. Natural stone
- b. Wood siding, logs, or milled logs, whether natural or engineered
- c. Molded or stamped concrete and cement fiber materials, pre-finished to resemble woodgrain siding, logs, or milled logs
- d. Woodgrain, stamped, or textured metal panels, subject to limits
- e. Engineered stone, pre-finished to resemble natural stone - Class A or B fire-rated (may or may not contain concrete)
- f. Formed-and-finished poured foundation material, finished to resemble woodgrain siding.
- g. Unfinished poured foundation material, subject to limits.

SURFACE AREA LIMITS:

- a. Natural stone - no limit
- b. Wood - no limit
- c. Formed and pre-finished concrete and cement fiber materials resembling woodgrain siding and logs - no limit
- d. Formed-and-finished metal panels:
 - i. up to 80% for primary structures and Accessory Dwelling Units (ADUs)
 - ii. up to 100% for secondary structures
- e. Engineered stone - no limit
- f. Woodgrain formed-and-finished poured foundation material - no limit
- g. Unfinished poured foundation material - up to 10%

ACCEPTABLE FINISHES:

- a. Finished siding materials are to be stained, painted, or sealed in colors that are earth-tone shades of browns, tans, dark greens, and grays.
- b. Wood siding may be finished in its natural color.
- c. Weathered steel is an acceptable finish

UNACCEPTABLE MATERIALS:

- a. Prominent weeping joint lines in formed-and-finished poured foundation material
- b. Unfinished concrete greater than 10% of surface area
- c. Plywood, and particle board
- d. Stucco, brick, vinyl, PVC, and most other synthetic materials
- e. Bright and/or reflective stain or paint colors like white, red, blue or yellow
- f. Cinder blocks and styrofoam blocks

THIS IS THE HOA'S CURRENT GUIDELINE

4.1. SIDING

The preferred primary exterior siding materials are natural stone and wood siding, logs or milled logs, whether natural or engineered.

- a. Fiber cement siding, such as HardiePlank®, may also be approved when specified in a wood grain and color and applied in a traditional wood siding style. Siding finishes may be natural, stained or painted.
- b. Preferred stain and paint colors are earth-tone shades of browns, tans, dark greens, and dark greys.
- c. These primary exterior siding materials shall be used for at least 90% of the exposed, above-ground exterior siding of any structure.
- d. Finished metal siding, concrete, and cement block may be acceptable siding materials when used as a secondary material, providing that use of these materials does not exceed 10% of the total surface area of the exterior siding.

UNACCEPTABLE MATERIALS: Unfinished siding materials like plywood, particle board, HardiePanel® (and other sheet-type sidings), and metal are unacceptable exterior materials.

- a. In addition, stucco, brick, vinyl, and most other synthetic materials are unacceptable siding materials.
- b. Bright and/or reflective stain or paint colors like white, red, blue or yellow are unacceptable.

4.2. ROOF

The primary roofline of all new structures shall have a 2.5:12 minimum roof pitch.

- a. A flat roof is unacceptable as the primary roof structure.
- b. Roof lines for dormers, breezeways, porches, decks, and other small areas, shall have a 1:12 minimum roof pitch, not to exceed 20% of the entire roof area.
- c. Flat roof structures are acceptable only for finished areas underneath exterior decks where the roofing material is not visible.
- d. Roof coverings may be asphalt shingle, composites, painted or rusted steel or painted aluminum.
- e. Preferred roof colors are earth-tone shades of browns, blacks, tans, dark greens and dark grays.
- f. All roof coverings shall be non-reflective.
- g. Unacceptable Roof Materials: Bright and/or reflective materials and colors, such as white, red, blue, yellow, copper, or silver are unacceptable.
- h. Wood shakes, treated or not, and EPDM rubber or similar membranes, pose a fire hazard and will not be approved.

THIS IS THE HOA'S CURRENT GUIDELINE

4.2. ROOF

Pitched roofs, minimum 4:12 structure, such as, gable, shed, gambrel, A-frame are acceptable.

- a. Roof coverings may be asphalt shingle, composites, painted or rusted steel or painted aluminum.
- b. Preferred roof colors are earth-tone shades of browns, blacks, tans, dark greens and dark greys. All roof coverings shall be non-reflective.
- c. A flat roof is unacceptable as the primary roof structure.
- d. Flat roof structures are acceptable only for finished areas underneath exterior decks where the roofing material is not visible.
- e. Unacceptable Roof Materials: Bright and/or reflective materials and colors, such as white, red, blue, yellow, copper, or silver are unacceptable.
- f. Wood shakes, treated or not, pose a fire hazard and will not be approved.