



June 17, 2022

## **NOTICE OF PROPOSED RULE CHANGE & COMMUNITY COMMENT PERIOD**

### Architectural Guideline 4.4. SIZE

Dear Owners:

After reviewing community feedback, the Pine Meadow Ranch Board has drafted an important update to the HOA's Architectural Guideline Section 4.4. SIZE. We are now presenting the proposed rule change to the community for a minimum 15-day Comment Period.

This proposal incorporates a model that proactively sets limits on the cumulative square footage of all structures, but adjusts up or down by scaling in 1/4 acre increments, in order to protect our natural space.

#### **Here are some highlights:**

- 1) The proposal sets clear, definable size limits on structures for each lot size down to 1/4 acre.
- 2) It adjusts allowable square footage up or down for all changes in lot size.
- 3) The Guideline proactively addresses an unknown - the possibility of property divisions.
- 4) It may require less guidance or interpretation.
- 5) It removes some of the Board's latitude and may reduce indiscriminate variance approvals.
- 6) At 1/4 acre, the maximum cumulative size of all structures is 3,000 square feet.
- 7) On significantly larger lot sizes, the maximum size for all structures is 8,500 square feet.
- 8) As written, the Guideline does not set foundation size limits relative to structure size.

#### **If foundation size limits are important to you:**

You have the option to approve a sentence that would set the cumulative foundation size limit at 67% of allowable total square footage.

Also, please note, we have copied CC&R Section 6 to our Guideline because it is sometimes overlooked by owner's of less than one acre. It is not new, just easier to find, now.

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

**To Review the Proposed Changes, Register Your Position, and Leave Comments:** Go [HERE](#). This form will stop accepting comments at 6:00 PM on Saturday, July 9, 2022. You will have another opportunity to comment at the July 19, 2022, Board meeting. The Board's vote on the proposed rule change is tentatively scheduled for July 19, 2022.

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

We welcome your feedback!

John Adams, VP  
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Pine Meadow Ranch HOA

**4.4. SIZE**

Permanent structure minimum size of 400 square feet is regulated by the PMR Protective Covenants Section 5, *No structure constructed, erected or maintained on any lot or portion thereof shall consist of less than 400 square feet of living area on the ground floor, not including carport or garages.*

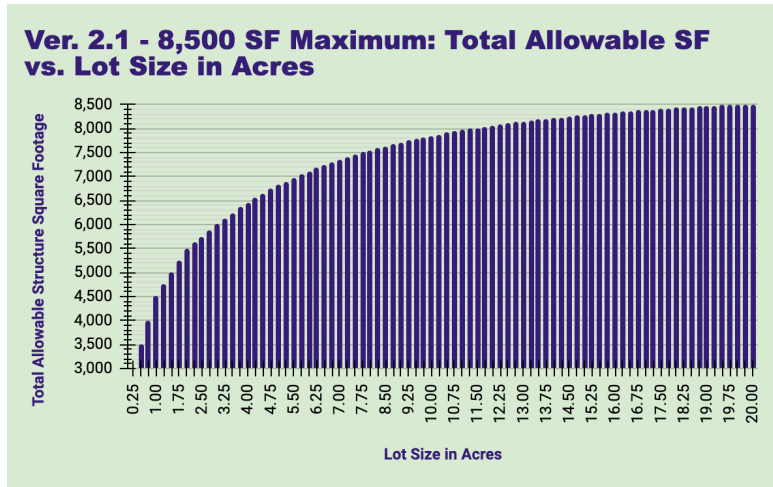
The number of permanent dwellings allowed per lot is regulated by the PMR Protective Covenants Section 6, *Only one dwelling will be permitted per one-half acre, although a clustering of dwellings will be permitted on multi-acre lots when approved by the ECC [HOA Board]. Special permission must be obtained from the ECC [HOA Board], before more than two structures of any kind or size will be permitted on any lot, regardless of the lot size.*

- a. Height and property setbacks are regulated by Summit County.
- b. Construction limits are regulated by the HOA. The maximum allowable square footage (sf) for all combined structures on any property will be determined by lot size, measured in acres (a), and according to the following table. No total shall exceed 8,500 sf.

Max.	Lot	Max.	Lot	Max.	Lot
3,000 sf	0.00 to 0.25 a	7,351 sf	6.76 to 7.00 a	8,200 sf	13.51 to 13.75 a
3,500 sf	0.26 to 0.50 a	7,403 sf	7.01 to 7.25 a	8,217 sf	13.76 to 14.00 a
4,000 sf	0.51 to 0.75 a	7,454 sf	7.26 to 7.50 a	8,233 sf	14.01 to 14.25 a
4,500 sf	0.76 to 1.00 a	7,503 sf	7.51 to 7.75 a	8,249 sf	14.26 to 14.50 a
4,750 sf	1.01 to 1.25 a	7,548 sf	7.76 to 8.00 a	8,265 sf	14.51 to 14.75 a
5,000 sf	1.26 to 1.50 a	7,592 sf	8.01 to 8.25 a	8,279 sf	14.76 to 15.00 a
5,250 sf	1.51 to 1.75 a	7,633 sf	8.26 to 8.50 a	8,294 sf	15.01 to 15.25 a
5,500 sf	1.76 to 2.00 a	7,674 sf	8.51 to 8.75 a	8,308 sf	15.26 to 15.50 a
5,625 sf	2.01 to 2.25 a	7,712 sf	8.76 to 9.00 a	8,321 sf	15.51 to 15.75 a
5,750 sf	2.26 to 2.50 a	7,748 sf	9.01 to 9.25 a	8,334 sf	15.76 to 16.00 a
5,875 sf	2.51 to 2.75 a	7,783 sf	9.26 to 9.50 a	8,347 sf	16.01 to 16.25 a
6,000 sf	2.76 to 3.00 a	7,817 sf	9.51 to 9.75 a	8,359 sf	16.26 to 16.50 a
6,121 sf	3.01 to 3.25 a	7,848 sf	9.76 to 10.00 a	8,371 sf	16.51 to 16.75 a
6,238 sf	3.26 to 3.50 a	7,879 sf	10.01 to 10.25 a	8,383 sf	16.76 to 17.00 a
6,353 sf	3.51 to 3.75 a	7,908 sf	10.26 to 10.50 a	8,394 sf	17.01 to 17.25 a
6,453 sf	3.76 to 4.00 a	7,937 sf	10.51 to 10.75 a	8,405 sf	17.26 to 17.50 a
6,550 sf	4.01 to 4.25 a	7,963 sf	10.76 to 11.00 a	8,416 sf	17.51 to 17.75 a
6,643 sf	4.26 to 4.50 a	7,989 sf	11.01 to 11.25 a	8,426 sf	17.76 to 18.00 a
6,736 sf	4.51 to 4.75 a	8,014 sf	11.26 to 11.50 a	8,436 sf	18.01 to 18.25 a
6,817 sf	4.76 to 5.00 a	8,038 sf	11.51 to 11.75 a	8,446 sf	18.26 to 18.50 a
6,895 sf	5.01 to 5.25 a	8,061 sf	11.76 to 12.00 a	8,455 sf	18.51 to 18.75 a
6,970 sf	5.26 to 5.50 a	8,083 sf	12.01 to 12.25 a	8,465 sf	18.76 to 19.00 a
7,045 sf	5.51 to 5.75 a	8,104 sf	12.26 to 12.50 a	8,474 sf	19.01 to 19.25 a
7,111 sf	5.76 to 6.00 a	8,125 sf	12.51 to 12.75 a	8,483 sf	19.26 to 19.50 a
7,175 sf	6.01 to 6.25 a	8,145 sf	12.76 to 13.00 a	8,491 sf	19.51 to 19.75 a
7,236 sf	6.26 to 6.50 a	8,164 sf	13.01 to 13.25 a	8,500 sf	19.76 to 20.00 a
7,297 sf	6.51 to 6.75 a	8,182 sf	13.26 to 13.50 a	8,500 sf	20.00+ a

THE MATERIAL ON THIS PAGE IS FOR YOUR INFORMATION. IT WILL BE MAINTAINED WITHIN THE HOA'S RECORDS AND WILL BE AVAILABLE TO OWNERS UPON REQUEST. IT WILL NOT APPEAR ALONGSIDE THE GUIDELINE, UNLESS, PRESENTED THROUGH A FUTURE AMENDMENT. THE MATERIAL, HOWEVER, MAY APPEAR WITHIN OTHER HOA DOCUMENTATION.

**THIS GRAPH DEPICTS THE SCALING METHOD USED IN THE PROPOSAL:**



**Some Highlights:**

Starts at 3,000 sf for a 0.25 acre lot and steadily increases at a declining rate every 0.25 acre to a maximum of 8,500 SF.

- Sets clear, definable limits for each lot size
- Adjusts for all changes in lot size
- Proactively addresses property divisions
- May require less guidance or interpretation
- May reduce indiscriminate variance approvals

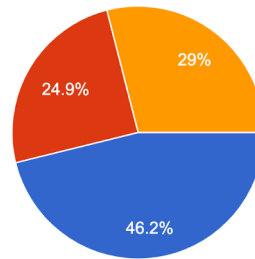
**HOW THE SCALING MODEL WAS CALCULATED:**

If you are interested in the detail behind the model (including an explanation), please go [HERE](#).

**Response to Community Survey:**

The Scaling Model (above) is intended to address some of the concerns expressed by the community on size-limits that were presented for Lots above 2 acres where support for a 6,500 SF limit on structure size was modest.

TWO ACRES & ABOVE - For homes and other structures on lots that are 2 acres and above, would you be in favor of a 6,500 square foot maximum size and a 3,700 square foot maximum foundation?  
169 responses



- Yes
- No
- I would support a different option. Please provide it in the following comment section.

**THIS IS THE HOA'S CURRENT SIZE GUIDELINE:**

**4.4. SIZE**

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