

Knolls Estates Owners Association Design Committee Guidelines For New Home Construction

- 1. The Design Committee shall consist of not less than three owners.**
- 2. The Design Committee is responsible for the approval of plans and specifications for the development of all areas and to publish and enforce rules and regulations governing the use and maintenance of such areas and the improvements thereon.**
- 3. Two copies of all owner's plans for construction shall be submitted to the Design Committee prior to applying to Douglas County for a building permit to commence construction. Upon approval by the Design Committee, the plans will be stamped to indicate the plans have been reviewed and approved. The stamped copy of the plans shall be available on the job site during construction.**
- 4. Except those lots specifically designated a "approved for two-story dwelling", all houses shall not exceed one story in height.**
- 5. Regardless of whether the dwelling is one story or two stories, the highest point of the dwelling shall not extend more than twelve feet above the lowest ceiling.**
- 6. A story is defined as that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the top most story shall be that portion of a building included between the upper surface of the top most floor and the ceiling above. A basement shall be counted as a story for purposes of height measurement where more that one-half of its height is above the average level of the adjoining ground.**

- 7. Garages are to be two car minimum and shall be attached to the dwelling by a common wall.**
- 8. All dwellings shall be site built. Modular, Pre-fabricated or manufactured dwellings shall not be placed.**
- 9. Buildings shall be built within “building envelope” as approved by the Design Committee and shown for each building lot.**
- 10. All setbacks and view corridors established by the “building envelope” will be complied with.**
- 11. Most lots will have minimum side yards and front yards with generous back yards provided by the “building envelope”.**
- 12. Single family homes shall be a minimum of fourteen hundred square feet in the main floor area excluding porches, decks, walkways and garages.**
- 13. Metal and wood shake roofs are not allowed. All other roofs are permitted subject to Design Committee approval.**
- 14. No wood burning fireplace or stoves shall be installed in any dwelling as the primary heating source, none allowed for any reason.**
- 15. No trees shall be removed from the lot except for those within building footings and as otherwise approved by the Design Committee.**
- 16. No residences under construction shall be occupied until a Certificate of Occupancy is issued.**
- 17. Satellite receiving dishes shall not be visible from the street.**
- 18. In the event that a decision by the Design Committee is unacceptable to a lot owner or any other lot owner:**

1. the lot owner may request a review of such decision the Design Committee by directing a written request for such review to the Administrator by Certified Mail postmarked no later than ten working days after the decision is rendered by the Design Committee
 2. property owners of other lots may request a review of such decision by the Design Committee by directing a written request for such review by Certified Mail postmarked no later than five working days after the decision is rendered by the Design Committee.
 3. the lot owner or owner of any other lot may request a hearing before the Knolls Estates Judicial Council by filing a statement that such hearing is requested with the Administrator within fourteen days after the notice of the Design Committee decision above is given.
19. If at any time the Design Committee shall fail to function for any reason, the Board of Directors shall have the right to act in place of the Design Committee.
20. NonWaiver: Consent by the Design Committee to any matter constitute precedent or waiver impairing it's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent.
21. Within thirty days after written demand therefore by any owner, the Design Committee shall execute and deliver to the owner requisition the same an estoppel certificate certifying with respect to the property of such owner that as of the date of the certificate either (a) all improvements and other work within or upon said property comply "With the Consolidated Plan and with all restrictions and rules and regulations adopted in or pursuant to any Knolls Estates Declaration", or (b) that such improvements and work do not so comply for reasons specified in the certificate with respect to the matters set forth herein, such matters being conclusive against the Owner's Association and all lot owners.
22. Neither the Design Committee nor any member thereof shall be liable to any owner, Owner's Association, or any party who has submitted application to the Design Committee, for any damage, loss or prejudice

suffered or claimed on account of any action or failure to act of the Design Committee or any members thereof, provided only that the Design Committee, in accordance with actual knowledge by it, has acted in good faith.

23. More information in the rules & regulation and Bylaws.