

Terra Ridge Design Guidelines

Originally Approved: 12 June 2021

Updated: 23 October 2022

- All building structures and exterior hardscape improvements require architectural approval. This includes, but is not limited to barns, sheds, garages, greenhouses, fences, walls, solar panels, driveways and sidewalks, statues, decks
- All designs should harmonize (consistent or compatible) with existing surroundings, residences, landscaping, and structures
- Building and structures shall be set back 75 feet from a lot line that abuts a street and set back 25 feet from any side or back lot line. They should be placed behind the primary housing or other major structure (garage or barn) as viewed from the street
- Whenever possible, locate structures so as not to obstruct a neighbor's view
- No signs allowed other than name, address, or for sale/rent
- No sight distance obstruction at intersections
- A ten-foot-wide equestrian easement must be maintained by the property owner behind all properties. This easement must be kept clear of all fences, gates, or any other impediments.
- All County, utility, water, and other easements must be maintained specific to the lot
- Heating, cooling, and refrigerating apparatus is permitted only in areas that are not visible to the street or appropriately screened
- Clotheslines, dog runs, service yards, wood piles, or storage areas shall not be visible from the street
- Fences must harmonize with existing fences
- Lighting shall be indirect or controlled so as not to disturb neighbors
- Permanent corrals shall not exceed ½ acre and shall be located 75 feet away from front lot lines
- Visible trailers and RVs are allowed under the following guidelines
 - 3 'Trailer Units' may be stored alongside a building or structure, and as far back from the street as possible.
 - A Trailer Unit is defined as up to approximately 16' (example: a 15' horse trailer is 1 unit, a 30' RV is 2 units).
 - Exceptions to these trailer provisions are required to be submitted to the ACC for review.
- The following do not require ACC approval as long as they follow other ACC guidelines regarding set backs and easements. In addition, they must be located behind the house and they cannot obstruct a neighbor's view. If any of those conditions are not met, they require ACC approval
 - Trampolines, jacuzzi, above ground swimming pools, jungle gyms, playhouses, flower beds and low planters
 - Softscape features such as grass, trees, shrubs, and flowers
 - TV and internet dishes and antenna - these should be concealed from view or on the back side of the house whenever possible
 - Repairs and maintenance when similar materials/colors/styles are being used

Any questions should be directed to the Architectural Control Committee at terraridgehoa@gmail.com