

ANCHOR HILL RANCH

Property Committee
Rogersville, MO
AnchorHillRanch.com



AHR covenants/building requirements.

Submission and approval requirements:

- Detailed plans and specifications of all above-ground structures (including buildings, fences, gates, and propane tanks) must include the following information:
 - Dimensions of the structure
 - Drawing illustrating the precise location of the structure relative to lot lines and primary residence/ neighbor's residence.
 - Elevation drawing.
 - Exterior construction materials, including color.
- If the structure is a metal building or a building assembled offsite, submit plans for how the structure will be screened from view of other lots by trees and other vegetation.
- Improvements must be completed within 15 months of issuing a building permit.

Property committee plan review criteria for residential buildings.

- Must have a minimum total floor area of 1800 square feet, exclusive of one-story open porches and garages.
- If the residence building is of a "multi-level" design, the total floor area of the main floor must be at least a minimum of 1500 square feet with a total of 2000 or more above ground level.
- All residential buildings must have a two-car or larger garage which is not located in a basement space.
- Vinyl or aluminum siding is not allowed on primary surfaces visible from road. Only brick, stone, stucco, fiber lap siding or combination thereof shall be used.
- Natural wood used for siding or trim should be properly treated, painted or stained. Homeowners choosing to use natural wood siding are required to maintain exterior finishes.
- The construction of a mailbox and/or mailbox landscaping should be aesthetically pleasing. We encourage homeowners to construct a brick or stone mailbox. Rural "box and post" construction is discouraged.
- Exterior lighting should illuminate the majority of the home façade.
- Entrance to home should be adequately landscaped and in harmony with other homes in the AHR community.
- Driveways must be paved with asphalt or concrete.

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Property committee plan review criteria for non-residential buildings.

- Should be accessory to or complimentary of the residential building. No non-residential buildings can be constructed on a lot without a residential building.
- Footprint must be no greater than 80% of the footprint of the residential building, unless approved by the Board.
- Must be located at least 150 feet from the Lot boundaries. This does not include any building constructed onsite.
- Must be reasonably screened from view from other Lots in the Subdivision by trees or other vegetation.

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AHR Covenants that relate to new building construction.

- Paragraph 1:
 - No building or other structure shall be built or maintained on any easement shown on the recorded plat of the Subdivision or on any area over which the Developer retains in these Restrictions the right to grant easements.
- Paragraph 2:
 - Reasonably detailed plans and specifications of all above-ground structures on a Lot, along with a drawing showing their location on the Lot, must be submitted to the Property Committee, and approved by the Property Committee as complying with these Restrictions before they are constructed.
 - Structures for which plans, specifications and drawings must be submitted to the Property Committee include but are not limited to buildings (whether or not the building is intended to be occupied as a residence), structures that are accessories to buildings, propane tanks, fences, and gates.
- Paragraph 3:
 - All residence buildings erected upon any Lot must have a minimum total floor area of 1800 square feet, exclusive of one-story open porches and garages.
 - If the residence building is of a “multi-level” design, the total floor area of the main floor must be at least a minimum of 1500 square feet with a total of 2000 or more above ground level. (For purposes of these Restrictions, the main floor will be considered to be the lowest floor totally above ground level.)
 - All residential buildings must have a two-car or larger garage which is not located in a basement space. If the garage is not attached as an integral part of the residence, it must be attached to the residence by a covered walkway.
 - No “earth” homes or residence structures with the majority its living space below or partially below ground level are permitted.
 - Walk out basements are permitted.
 - Residential building exteriors must be constructed of new materials, provided that used brick and stone may be aesthetically utilized. Rolled roofing, tarpaper, and other such building materials shall not be used on any exposed exterior of any building.
- Paragraph 4:
 - In addition to a residential building, two other buildings may be erected on each Lot. Such buildings must be accessory to or complimentary of the residential purposes and the accommodation of permitted animals.
 - Commercially designated and constructed metal and wood buildings, including buildings that are partially or wholly assembled offsite and transported to a Lot, whose footprint is no greater than 80% of the footprint of the residential building (or any larger size approved by the Property Committee), and which has at least

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600 square feet of first floor area are specifically permitted.

- Any portable building of less than 600 square feet of first floor area is not permitted.
- All metal buildings and all other buildings that are assembled offsite must be located at least 150 feet from the Lot boundaries and must be reasonable screened from view from other Lots in the Subdivision by trees or other vegetation.
- Paragraph 5:
 - Residential driveways must be paved with asphalt or concrete.
- Paragraph 6:
 - No mobile home, factory-manufactured home or modular home will be erected on any Lot.
- Paragraph 9:
 - Improvements described above must be completed within 15 months after the issuance of a building permit for the building.
- Paragraph 11:
 - Waste, garbage, deleterious materials, refuse, debris, and discarded materials must not be transported to any Lot and must not accumulate on any Lot. All such material must be promptly removed out of the Subdivision at the expense of the Lot Owner. All Lots must be kept clean and sanitary.
 - No Lot may be used as a storage place for any salvage material or unlicensed vehicles unless stored inside a permitted building.
 - No commercial vehicles larger than a three-quarter ton capacity pickup may be parked outside on a regular basis.