

CUCKOO'S NEST ASSOCIATION, INC.

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Architectural Review Committee (ARC)

Implemented by the Board, March 2022, the purpose of this Committee is to review the plans for single-family residences being constructed, by lot owners, to ensure that the requirements stated within the Declaration of Protective Restrictions and Covenants, otherwise referred to as the Covenants, are followed. The Committee will ONLY review requirements listed within the Covenants and will not make any judgments as to design, color, etc.

Cuckoo's Nest Homeowners Association (HOA) Architectural Guidelines:

- Homeowners must get Homeowners Association (HOA) approval PRIOR to any residential structure being constructed.
- Homeowners must submit detailed plans and specifications to the HOA that comply with Section 9 of the Covenants, which states:

Only single-family residences are permitted on any lot. Minimum residence square footage shall be 1700 sq ft. for waterfront lots and 1200 sq ft. for access lots. Calculated square footage is based on the heated living area and does not include basements. Minimum roof pitch shall be 5/12 for a one story and 4/12 for two story residences.

Additional Homeowners' Responsibilities:

- Homeowners must comply with local building codes and regulations.
- All contractors must be properly licensed and insured.
- Homeowners or their licensed contractor(s) must obtain all necessary permits.

ARC Process:

Detailed plans and specifications should be sent electronically to the Cuckoo's Nest Board of Directors by the homeowner prior to construction or county permitting using the following email address:

info@cuckoosnestassociation.com

The Cuckoo's Nest Board of Directors will review received plans at its next official board meeting and respond to the homeowner by email following that official board meeting.