

Royal Oak Maintenance Association

POLICY RESOLUTION NUMBER 8

BUILDING SETBACKS

WHEREAS, Article V Section 5.2 Setbacks, of the Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oak Estates (the "Declaration") establishes minimum setback requirements for structures as set forth on the Plat; and

WHEREAS, Article IV Section 4.3.c of the Declaration requires all improvements to be located within a building site approved by the ACC, which is appointed by the Board; and

WHEREAS, the Board of Directors (the "Board") desires to adopt specific setback distances to guide Owners in developing home plans and to guide the ACC in approving building sites;

NOW, THEREFORE, BE IT RESOLVED THAT the following guidelines will apply to all structures, other than driveways, located upon any lot in Royal Oak Estates:

1. Setback distances will be applied in a straight line from the nearest point along a lot line or paved street to the nearest portion of a structure.
2. The minimum setback from a side and back lot line is 15 feet, unless the back line is a common boundary with SRA, in which case there is no minimum setback requirement for such line.
3. The minimum setback from the paved surface of any street is 50 feet on all lots. If there is no paved street, the set back is 40 feet from the actual property line.
4. The objective is to maintain a minimum spacing of 30 feet between homes. Towards achieving this objective, the ACC will consider the size and positioning of proposed structures on a lot, and may consider existing structures and likely building sites on adjacent lots.
5. Due to the unusual shape of some lots, it may not always be possible to achieve the minimum setbacks, however, every effort should be made to achieve 30 feet spacing between homes.
6. The Board reserves the right to approve individual variances to these minimums whenever they determine such variance is warranted and would not detract from the community or from an adjacent lot.

ATTEST:

3/19/2015

Date



President of the Association