



Amesbury Homeowners Association

— Preserving Our Investments and Our Community

May, 2021 - Architectural Control Committee Review Guidelines

The Amesbury Board has concerns that the inconsistent application and enforcement of CC&R rules since the inception of the Amesbury HOA may expose the neighborhood to financial risk. As a result, the board wishes to direct a set of guidelines for the ACC until such time as the current CC&R rules can be amended or changed through a vote of all HOA members.

ACC Review Guidelines May 2021

The Amesbury HOA Board of Directors instructs the Amesbury Architectural Control Committee to follow the guidelines below for ACC submissions until the CC&Rs are renewed in November of 2021. If the CC&Rs are renewed as currently written, these guidelines should stay in place. If the CC&Rs are revised, the appropriate language should be included to remove this guideline.

Alterations, additions or material replacement to homes

The existing CC&R rules and restrictions apply as written.

New outside structures

Homeowners shall submit a plan indicating the size and design of the proposed structure before the structure is built or installed.

Homeowners must provide a copy of the plans to each of their direct neighbors in email or writing. Additionally, the ACC will contact adjacent neighbors to ensure plans have been delivered.

1. The ACC's primary responsibility is to review the visibility of the structure from the front of the home and govern any potential privacy screening requests by adjacent neighbors.
2. The ACC's approval will cover both the structure and any screening required.
3. The ACC shall limit its review to any structure greater than **6** feet in height or greater than **100** sq ft of shaded or actual floor space for physical buildings.
 1. Structures that require review
 1. Any structure of more than 1 wall of any height or square footage.
 2. Any structure attached to the existing home.
 3. Any structure greater than the defined height above.
 4. Any structure greater than the defined floor space above.
 2. Structures that do not require review (no approval needed)
 1. Any structure that does not have walls of any height or square footage.
 2. Any structures shorter than defined above without at least one wall including fences.
 3. Any structures with covering an area smaller defined above without at least one wall.

4. The ACC shall limit subjective review to sight-lines from the front of the home standing at street level.
5. The ACC shall pre-determine if privacy screening is required to maintain the look and feel of the neighborhood.
6. Privacy screening shall be with fencing or evergreen foliage that covers at least 2/3rds of the site-line of the structure within 1 year of completion.
7. Homeowners will notify the ACC and adjacent neighbors when the outside structure is complete. The ACC shall have 30 days from this point to provide final approval of privacy screening requirements.
8. Privacy screening for neighbor sight-lines will be the responsibility and at the cost of the homeowner installing the structure during the pre and final approval periods. After the final approval period, if a neighbor desires privacy screening, it will be at the cost of the neighbor, not the homeowner.

Existing Structures

As the history of approvals, variances and unapproved structures may or may not be recorded at this time, the following guidelines should be applied:

1. Any structures with approval documentation recorded or in the possession of a homeowner remain approved with no additional approval process.
2. Any structures without approval documentation *and* filed complaints from adjacent neighbors are subject to the above ACC final review process. Specifically, the ACC can enforce privacy screening requests for any non-approved existing structure within 30 days of approval of these guidelines.