

The Architectural Review Board (ARB) is responsible for reviewing and approving **exterior** plans for new homes, outside additions and modifications to existing homes, garages, outbuildings, fences, propane tanks, wells, septic systems, satellite dishes, outdoor lighting, mailboxes, and the cutting and pruning of trees. Before work begins, owners must fill out an ARB application form, submit drawings to scale and written specifications showing the exact location of all structures, their distance from property lines, sight lines in relation to neighboring properties, materials and the colors to be used. The ARB will review the plans and respond within 14 days or faster.

**Approval for New Structures, Improvements, or Modifications.** Construction cannot begin until sketches of site and landscaping plans have been formally approved in writing by the ARB.

### **Design**

- Prior to filing an application, the owner is urged to arrange a preliminary conference with the ARB.
- Plans must be architecturally consistent and/or compatible with the surrounding architecture in terms of style, materials and color. (*Please review By-Laws for further details*)
- Plans make maximum use of the topography and natural vegetation so as to blend with the background as much as possible.

### **Building and Professional Codes.**

All plans shall conform in all respects to all applicable environmental and other requirements and codes then in effect in the Town of Rochester and in the State of Vermont. In the absence of such local codes, then plans shall conform to such national codes then nationally adopted approved, and accepted by the appropriate building and other professions and trades.

### **Residential Use Only**

- Owners, guests or tenants of an owner, shall use a lot only for residential purposes.
- No apartments or multifamily housing shall be constructed
- Garages cannot be more than a 3 car capacity
- No commercial activities shall be carried out on any lots or Common Lands
- an owner may rent or lease her or his property for income purposes.

### **Setback**

- no structure shall be built less than 25 feet from any road or 25 feet from the side or rear boundary lot lines.
- *In the Martin Sector:* no structure shall be built less than 40 feet from any road or 40 feet from the side or rear boundary lot lines.

### **Outbuildings, Trailers, and Other Vehicles.**

- No house trailers, mobile homes, mobile units or other prefabricated transportable units or homes or other vehicles designed to quarter occupants shall be on lots or common land.

### **Temporary Buildings**

No dwelling or house shall be occupied unless and until it is completed; and no temporary buildings or other structures shall be occupied for dwelling purposes.

### **Tree Cutting.**

- No clear cutting of lots.
- Vista trimming is allowed under professional advice and supervision, intending to safeguard, preserve and maintain healthy and mature trees.
- In order to preserve the forested atmosphere of the Colony, tree cutting is to be avoided except where necessary as outlined in the covenants.
- Tree removal is necessary if trees are too close to the house causing a safety hazard.
- All cutting must be approved by the ARB.

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These Architectural Guidelines are only intended as a quick overview. Before submitting plans, please review the GHOA By-laws and Covenants, which provide greater detail ([greathawk.org/documents](http://greathawk.org/documents)).