

**Chula Vista HOA**  
**Architectural Policy (Outbuildings)**  
**June 10, 2018**

Whereas the Board of Directors of Chula Vista HOA is empowered to govern the affairs of the Homeowners Association pursuant to Article 2 and Section 2.12 (b) of the Bylaws.

Whereas it is the intent that this rule shall be applicable to all homeowners.

Now therefore be it resolved that the following rules that establishes a policy for items to be subject to review by the Association is hereby adopted by the Board of Directors. This policy shall establish criteria in scope of outbuildings to serve as reference by the Chula Vista HOA Architectural Review Committee. This policy is maintained by the Chula Vista Board of Directors.

Outbuilding Definition: For clarity purposes an outbuilding is defined as a detached structure such as a barn, shed, garage, pool house, cabana, awning, or like structure that is subordinate to the main residence. Criteria:

1. An outbuilding does not have to be site built, however must be considered "First Class" and conform to the architectural aesthetics of the association and must be approved by the Chula Vista HOA Architectural Review Committee.
2. All outbuildings will be described by its primary use as stated in the Architectural Review Request and its primary use cannot be changed without an approved Architectural Review Request by the HOA Board of Directors.
3. Outbuilding size will be limited to 3,200 square feet or less to conform to normal residential uses.
4. Each outbuilding will be evaluated on it own merit as well as its location and use with other structures on the property.
5. To maintain a traditional and aesthetic curbside appeal outbuildings cannot be the closest structure to a primary Chula Vista HOA maintain access road.
6. Screening material such as evergreen trees or large evergreen shrubs may be a requirement to break up a large wall depending on building location neighbor views.

Placement exceptions:

- 6.1 Exceptions to building placement can be made if the there is a homeowner access road between the Chula Vista Road and the structure.

6.2 Exceptions to building placement can be made if the use of the outbuilding is to protect a well from exposure to weather (ie pump house).

This policy does not address Accessory Living Quarters that must be smaller than the primary residence.

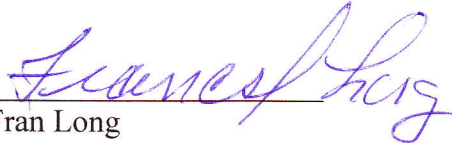
This policy does not superceed any expressed criteria established in the governing by-laws and CC&Rs.

Whereas, the best interests of the Association are served by clarifying the process of evaluating the architectural submittal process for building or structural improvements to individual properties;

Resolved this date of Oct 10, 2018.



Mark Butler  
President



Fran Long  
Secretary