

Cedar Pass Ranch Homeowners' Association

On September 8, 2004, the following proposals were submitted to the membership of the association and were approved as shown below:

REQUEST FOR VARIANCE

Article 3.06 of the Covenant, Conditions and Restrictions (CC&Rs) for Cedar Pass Ranch specifies that all buildings larger than 200 square feet shall have a roof with a six-inch rise per horizontal foot (a so-called 6:12 pitch). This requirement has the impact of making structures appear larger than they would with a more shallow pitch.

The Board of Trustees is requesting authorization to allow variances to this requirement for two types of situations:

1. **Allow Shallow Roof Pitches on Loafing Sheds.** Loafing sheds are in-field shelters for livestock. They are generally no more than 10 feet high, but often exceed 200 square feet in floor space. These stalls are generally pre-fabricated with shallow roof pitches. Several homeowners have asked for the ability to use these structures to give their animals protection during both Summer and Winter months. Allowing shallow roof pitches would reduce the visual impact of these shelters and give property owners the ability to use prefabricated sheds, which would still require approval.

Results:	For:	91.9%
	Against:	8.1%
	Authorization approved.	

2. **Allow 4:12 Roof Pitches on Large Outbuildings.** The requirement for steep roof pitches increases the visual impact of large garages and barns, sometimes making these buildings appear much larger than homes on adjacent lots and occasionally obstructing the views enjoyed by neighbors. The Board would allow a shallower roof pitch (4:12) when warranted to reduce the apparent size of large structures.

Results:	For:	88.9%
	Against:	11.1%
	Authorization approved.	

Important note: The variance **allows** the architectural committee to approve requests for the shallower pitches; it does **not require** it. The committee may, at its option, approve or deny such requests.