

BACKGROUND

While reviewing the current rules and standards, it was determined that there are ambiguities as currently written and that over time implementation and enforcement of the rules on coverage have evolved in an unrecorded manner to meet changes both in building practices and building materials, as well as constantly changing building codes. Therefore, the ASC has decided to additionally review and modify Coverage in the context of the current effort to update and simplify our Rules and Maintenance standards.

POLICY

The Covenants and Restrictions require that Coverage (i.e., the square footage of materials placed on a lot divided by the square footage of the lot within its metes and bounds) shall be 35% or less.

Submissions to ASO requiring coverage calculation shall include the plan surface area of all structures and non-natural materials for all existing and any further projects to be implemented on all properties. The ASO will not accept submissions omitting these details.

In calculating Coverage, three categories of materials and elements have been established. As other materials become available, they may be added to the appropriate category. It should be noted that the permeability of said materials is not a consideration, unless specifically identified below.

CATEGORY A MATERIALS/ELEMENTS THAT ARE NOT COUNTED AS COVERAGE

- Existing native land, plants, or rock
- Lawn planted from seed or sod
- Artificial turf installed over a permeable base layer
- Planting areas including material used to edge beds
- Cantilevered roof overhangs (3'-0" or less)
- Gravel below overhangs, not to project more than 1'-0" from edge of building eave above
- Gravel and/or cobbles used in an approved bmp or storm water protection plan
See Category C for other uses of gravel and cobbles
- Rip-rap, rockery walls, banks, or planting installed to retain grade for environmental protection
- Bark coverage
- Public agencies installations

CATEGORY B MATERIALS COUNTED LESS THAN 100%

- Decks more than 9'-0" above natural grade - counted 1/3 of their horizontal surface area

CATEGORY C MATERIALS/ELEMENTS THAT ARE COUNTED AS 100% COVERAGE

- Structures' footprints measured at exterior perimeter of walls or foundation
- Decks less than 9'-0" above natural grade
- Pavers of any material employed for walkways or patios
- Gravel or cobbles other than those used for storm water protection as indicated above
- Concrete slabs of any kind
- All other materials regardless of use or permeability

Please inquire at the Architectural Standards Office for more information or email aso@tahoedonner.com.