

# Crown Valley Highlands Community Association

## **Second Story Guidelines** **For Attached Model Homes**

1. **ROOFS:** New roof lines shall be pitched and match the existing roof lines. Flat roofs will be allowed in limited areas and shall not exceed a ten (10) foot plate line. No 3<sup>rd</sup> stories or roof decks.
2. **SETBACK:** Setback shall be five, (5) feet from center of the common walls and also three, (3) feet in from the street elevation. No construction or maintenance shall be carried out from neighbor's roof without written permission from that person.
3. **DRAINAGE:** All drainage shall be to street front – no drainage to rear slopes or onto the neighbor's property. New second story roofs shall have gutters and downspouts.
4. **DECKS:** Second story decks that exceed four, (4) feet in depth must have a visual block to obscure view into the attached neighbors yard. The visual block must run the entire width of the deck at the common wall and be a minimum of five, (5) feet in height. No outside stairs or access.
5. **WINDOWS:** All new side windows facing the attached home must be made with an obscured glass product, (i.e. glass block, etched, frosted, etc.)