

# PHASE III HOME POSITION and HEIGHT GUIDELINES

## of the Rocky Bluffs Property Owners' Association

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**Architectural Guidelines (Revised January 2017)**  
**Rocky Bluffs Phase III**

**HOME POSITION/BUILDING ZONE AND HEIGHT GUIDELINES**

Lot #	Max Height ( B )	Min Rear Set Back ( C )	Min Front Set Back	Side Set Back East	Side Set Back West
32	22"	50'	50' from center of street	40'	40'
33	22"	50'	50' from center of street	40'	40'
34	25"	50'	50' from center of street	40'	40'
35	25"	50'	50' from center of street	40'	40'
36	30"	60' ( A )	50' from center of street	40'	40'
37	28"	60' ( A )	50' from center of street	40'	40'
38	30"	80"	50' from center of street	40' ( N )	40' ( S )
38	25"	50'	50' from center of street	40'	40'
40	25"	120'	50' from center of street	40'	40'
41	25"	50'	50' from center of street	40'	40'
42			50' from center of street		
43			50' from center of street		

(A) If building height is 25' or less, minimum rear setback can be 50' on Lots 36 and 37

(B) Maximum height limitation shall be established at the midpoint of the 20' front setback line and based upon natural grade. No structure that exceeds 6' can be erected outside of the building zone.

(C) All rear setbacks shall be measured from the midpoint of the rear property line.

(D) At least 25% of the front facing façade shall be living quarters

(E) Front setbacks shall be offset forward or back of adjacent homes to achieve a varied and well articulated visual street scene and subject to approval of the Architectural Control Committee

(F) Front of lot clarification: Lot #38 is Red Hawk Drive; all other lots are Lava Rock Drive

These guidelines were revised in January 2017 to bring building restrictions / guidelines up to current standards.

Those revising the guidelines were: Larry Marple (RBPOA Board President), Diane Pitsker ((RBPOA Board); ACC Chair), Patrice Jackson ((RBPOA Board); ACC), Sally McCaffery (RBPOA Board), Karin Matray (RBPOA Board Secretary),