

Covenants, Conditions and Restrictions

The following questions and answers are provided only as an overview of key points in the Greenleaf Air Ranch CC&Rs and Amendments. For a complete set of recorded CC&Rs, please [contact us](#).

Q. Does my hangar have to be detached from the home?

A. No. Hangars may be attached or detached from a home.

Q. What are the key building requirements or limitations?

A. Minimum Square Feet

Two-story homes shall have a minimum of 60% of the square footage, including garage, and excluding basements, storage rooms, covered patios, etc. on the first floor.

Finished space is exclusive of basements, garages, storage rooms, covered patios, etc.

	Greenleaf 1/4 Acre Lot	Greenleaf 1/2 Acre (Standard)	Greenleaf 1/2 to 3/4 Acre (Premium)
Single Story	1700	2400	2600
Two Story	2200	2800	3000

The DRC may require additional square feet of finish space depending on compatibility with existing homes or otherwise at its discretion.

- .25-acre lots may have no more than two free-standing structures.
- Residence's on a .25-acre lot must have at least a 2-car garage.
- .50-acre lots may have no more than three free-standing structures.
- Residence's on a .50-acre lot or greater must have at least a 3-car garage.

Q. What are the Greenleaf Air Ranch Set-Backs

Building Structures

14 feet from the front property line (Approximately 20 feet from edge of sidewalk)

7.5 feet from the side property lines

24 feet from the taxi lane

50 feet from edge of main parallel taxiway

Fence Setbacks

0 feet setback on the side property lines

24 feet setbacks on taxi lane

30 feet fence setback from the edge of the main parallel taxiway

Q: What are the roof pitch requirements

Unless otherwise approved by the DRC as compatible with a particular architectural design or style, the minimum pitch for roofs, excluding roofs at porches and deck covers, shall be 6:12 or 8:12 depending on design. Steeper front-to-back roof pitches may be required on shorter roof spans if needed to provide greater street presence. Broken roof lines are encouraged and required. Roof overhangs are required to be a minimum of 18" deep.

Q: Do I have to build a certain "Style" of home (Craftsman, Victorian, Ranch etc.)?

A. No. We do not require that your home's exterior elevation be of a particular architectural style. However, all plans must be approved by the architectural committee to protect the integrity of the community.

Q: What style of design and materials can be used on Driveways?

A. The GLAR DRC encourages driveway design as compatible with other DRC standards to include concrete, pavers, stamped and or colored concrete as compatible with the architectural design and CCR's, however **No front driveways shall be constructed of gravel, granite or asphalt.**

Q. When do I have to begin construction?

A. A building permit for the first structure to be built on your lot must be obtained within 12 months of closing on your lot purchase.

Q. What are the HOA Dues and what do they cover?

A. Dues are currently set at \$135/month (paid quarterly) plus a one-time HOA set-up fee of \$1,500. HOA dues will cover HOA costs such as:

Landscape maintenance of all common areas

- Runway maintenance and airport costs
- Community irrigation costs
- Liability and HOA Insurance

Q. What are the Architectural Design Review Fees?

A. An Architectural Review Fee of \$500 will be paid to the Architect with submittal of Construction Plans.

Q. Am I required to build a hangar?

A. Yes. Construction of a Hangar with a minimum dimension size of 42'X40' and a standard aviation hangar door is required. Home builders or any other party constructing a home for the purpose of resale must build the hangar at the same time as the primary residential dwelling. Buyer's building their primary residence must complete the construction of the hangar within 12 months of issuance of the primary dwelling occupancy permit. The Building materials of the hangar must be consistent with the building materials of the primary dwelling and must be approved by the DRC prior to construction. No metal siding is allowed on hangars.

Q. Who do I contact with additional questions?

A. Please call 208.955.7601 or [e-mail us](mailto:Glarhoa@gmail.com) at Glarhoa@gmail.com