

FRONT DECK/PORCH & ENTRYWAY EXPANSION GUIDELINES

Due to a number of requests by Homeowners for the construction of exterior front decks and expansion of existing entryways, the ARC and CHOA Board have prepared the following Guidelines:

Phase I

A –Homeowner to follow the procedures for submittal of a project/request to the ARC. [[Add link to roadmap.](#)]

B –The ARC will review the Request and make a recommendation to the CHOA Board, who will then make a final decision. If the Request is approved, the Homeowner will adhere to the following:

Phase II

A –In most cases, part of the Common Area will be covered by the new or expanded construction, which will be considered an Exclusive Use Area (EUA) of the H/O.

B –According to TRPA regulations, the deck or entryway may require additional coverage. Your Architect will need to complete the project plans, after which the ARC Architect will verify the needed coverage for your permit.

C –If additional coverage is required for the H/O's EUA and CHOA is able to provide the required amount, the Homeowner will pay CHOA for the additional coverage at a specified rate, which is currently \$20.00 per square foot.

D –**H/O** is responsible for all fees, permits, TRPA mitigation fees, in addition to related costs consisting of filing an application with TRPA and review by CHOA, review meeting with TRPA, professionally detailed and engineered drawings including engineer's stamp of approval and all construction costs including oversight costs as described in paragraph "F" below. County permits will be needed and can be obtained by the H/O's Contractor at the H/O's expense.

E –It is important that there be a separation between an independent designer used by the H/O and the Association Architect so that there is not a conflict of interest. The Association Architect can be used for guidance in the preliminary stages in order to obtain an ARC submission but not for final drawings.

F –**H/O** will pay the cost for CHOA oversight of the construction to ensure that the final product adheres to the plans and permits. This cost will be outlined within the approved contract to proceed from the ARC.