

# Rimrock Cove Building Requirements

The Architectural Review Committee (ARC) is a group of owners who serve on a volunteer basis to ensure architectural consistency and compliance set forth in the Rim Rock Cove Rules, Regulations, Covenants and Bylaws. Their role is to review projects before and after completion.

This document is a condensed version of our official governing documents. They are presented for ease of use when getting started with a building project. Please refer to the official documents at [rimrockcove.com/administration](http://rimrockcove.com/administration) for any questions or discrepancy.

1. Plans are reviewed for compliance with the current RRC Governing Documents:
  - a. Rimrock Cove CC&R (version 08/2022) ([link](#))
  - b. Rimrock Cove By-Laws (version 08/2022) ([link](#))
  - c. Rules & Regulations (version 8/2022) ([link](#))
  
2. Owners are responsible for regulations and permits related to Departments outside of RRC. The ARC Committee is knowledgeable in this area, so if you have questions, they may be able to be of some assistance.
  - a. Grant Co. Building Department - ([Grant Co. Building Department](#))
    - i. Typical permitted structures may include decks, roof structures, Arizona rooms, additions, changes to park model and electrical projects. This list is not comprehensive.
  - b. WA State RCW – Recreational Park Trailers
    - i. <https://apps.leg.wa.gov/WAC/default.aspx?cite=296-150P>
  - c. Labor and Industries
    - i. <https://lni.wa.gov/licensing-permits/manufactured-modular-mobile-structures/manufactured-home-permits-inspections/>

## **Review Process**

Architectural Plans must be signed by a Legal Owner.

Be sure you have checked with any departments applicable to your project outside of RRC for additional information or requirements such as setbacks, land use permits.

1. No construction, preparation for construction or work of any nature shall be commenced by a lot owner prior to receiving written approval from the Architectural Committee. (CCR, Article IV, Section 1, Paragraph (c))
2. All written request of a lot owner shall be acted on by the committee within sixty (60) days from the date of submission of any written plans and specifications to the committee for action, in the event the Architectural Committee does not approve or reject the plans or specifications within the sixty (60) day time period then such plans and specifications shall be deemed to be approved. (CCR, Article IV, Section 1, (d))

## **Completion of Work**

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1. Upon placement of a recreational vehicle on a lot, any and all work required to make the structure inhabitable, including, but not limited to, installing skirting, shall be completed within six (6) months. Further, any and all work to repair, maintain, or improve any structure on a lot, including, but not limited to, a recreational vehicle, shed, deck or room, shall be completed within six (6) months from the date of commencement of said repairs, maintenance or improvements. (CCR, Article III, Section 4, Completion of Work)
2. Within fifteen (15) days of completion of the construction, remodel, addition or other improvement requested by the lot owner, the lot owner shall notify the Architectural Committee of its completion. The committee shall have a period of sixty (60) days from receipt of the notice of completion to determine whether or not the completed construction, remodel, addition or other improvement. (CCR, Article IV, Section 1, Paragraph(e)) (paragraph (e) continues...)

## Lot

1. Lot Setbacks, all structures shall be placed on the lot in accordance with the setback requirements of Grant County and/or the following requirements of Rimrock Cove Owners Association: A minimum setback of one (1) foot from property lines, other than common ground which has a zero (0) lot line requirement. There shall also be a minimum of six (6) feet between trailers. (CCR, Article III, Section 3, Para. (e))
2. A minimum setback of ten (10) foot from road for all structures. (*Moratorium until further notice - effective 8/20/22*) (R&R, Architectural Rules, 7.1)
3. Eaves are considered in terms of property line setbacks but not in terms of distance between structures. (County requirements may differ for permitted structures)
4. Plans for Lot Use and Structures. Prior to placing a structure on an individual lot, it shall be the sole responsibility of the lot owner to determine the boundaries of the lot. All structures shall be placed on the individual lot so as not to intrude on any common grounds. All plans and specifications for each permitted structures as defined in Article III, must first be submitted to the Architectural Committee, in accordance with the provisions of Article III here of, for its written approval as to the acceptability of the plans and specifications, as to the quality of workmanship and materials, as to whether the proposed design meets the harmony of the existing harmony with respect to topography and finish grade elevation within the development. (CCR, Article III, Section 3, Paragraph (b))

## Park Model

1. The recreational vehicle shall conform to all Washington State requirements for a Park Model Recreational Vehicle. The recreational vehicle shall not exceed 400 square feet measured by the exterior walls. The recreational vehicle shall not exceed 16 feet in height, measured from the highest point of ground surface to the highest peak or part of the roofline. The recreational vehicle

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shall be contained totally within the individual lot lines and shall not be allowed to protrude into or upon the grounds. (CCR, Article III, Section 1, Paragraph (a))

2. Total living space for inhabited structure shall not exceed 400 square feet, including any tip-outs. (R&R, Architectural Rules, 7.4)
3. Any new structures, including, but not limited to, decks, add-on rooms, Arizona rooms, sheds, trailers, or park models, must be placed so as to allow at least a six (6) foot separation between the new structure and any neighboring structures. All new structures are further subject to requirements included in these Rules and other requirements as may be determined by the Board of Directors from time to time. Owners seeking to place new structures must provide written plans to the Architectural Committee. The signature of one (1) member of the Architectural Committee approving a plan is required before an owner can proceed with placing the structure. The owner must then, upon placing the structure, physically marking its full perimeter, and/or setting temporary structure boundaries (i.e., ledger boards, cement forms, perimeter deck joists, etc.), and prior to anchoring or otherwise fixing the structure to the ground and/or connecting it to utilities, obtain an inspection by at least one (1) additional Architectural Committee member, who shall confirm the placement is consistent with the authorized plan, these Rules, and RRC's Bylaws. An approving signature(s) of the additional committee member(s) is required before the lot owner can proceed with final installation of the structure. Final approval of the project, however, requires the signature of no less than three (3) Architecture Committee members. Any deviation or variance from these Rules or the RRC Bylaws to accommodate an owner's request for placing a new structure requires approval by the Board of Directors. (R&R, Architectural Rules, 7.6)

## **Storage Sheds**

1. The storage shed shall mean any structure not exceeding 10 feet in height, measured from the ground surface to the highest peak or part of the roofline and shall not exceed 100 square feet in size, measured by the exterior walls. The storage shed shall be contained within the individual lot lines and shall not be allowed to protrude into or upon common grounds. (CCR Article III. Sect. 1. Para (b))
2. There shall be only one storage shed per lot. (R&R. Architectural Rules 7.2)

## **Deck / Arizona Room**

1. Decks shall not exceed 800 square feet, of which a maximum of 200 square feet may be permanently enclosed as a screened porch or "Arizona Room". In addition, 20% of the total exterior wall space must have glazing, screens and/or open space. No decks may be installed, included, or otherwise added to any property in which the deck floor will exceed 3 feet in elevation above the main floor of any permanent and/or temporary trailer, or other recreational vehicle on a Lot (CCR Article III, Section 1, Paragraph (c))

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## Views/Landscaping/Appearance

1. No fence, hedge or wall shall be constructed, planted, created or maintained on any lot, which shall unreasonably restrict or block the view from any lot, or which shall materially impair the continuity of the general landscaping plan of the properties or cause unreasonable interference with the use of the adjacent lot owner's property. (CCR, Article III, Section 2, Paragraph (e))
2. Care and Appearance of Premises. The owner of an individual lot shall maintain the improvements and the grounds of his/her individual lot in a neat and attractive manner, so it is not cluttered, unsightly or unpleasant and so it conforms to the general surroundings of the subdivision. (CCR, Article III, Section 3, Paragraph (c))
3. The lot owner shall maintain the improvements on his/her lot and the grounds of the lot in a neat and attractive manner. The Architectural Committee has the responsibility to determine if a lot is being maintained in an unsightly or unpleasant manner. (CCR, Article IV, Section 1, Paragraph (f))
4. Height limitations have been establish by these declarations, and the Architectural Committee shall have the responsibility to determine whether structures, trees or other vegetation on the individual lots unreasonably interfere with the view of other properties and whether or not the structures, trees or other vegetation meet the standards of quality of construction, design, size and existing structures of the subdivision. (CCR. Article IV, Section 1, Paragraph (g) (paragraph g continues...))

## OTHER

1. Electrical power load in excess of 50 amps/240 volts per lot shall be strictly prohibited. (R&R, Architectural Rules, 7.3)
2. Any hot tub or spa installed must be heated and powered by other than electricity. (R&R, Architectural Rules, 7.7)
3. No well for the production of water shall be constructed, maintained or operated upon any private lot. A common water supply to each and every lot will be furnished and maintained by the Owner's Association. (CCR, Article III, Section 2, Paragraph h)