

ARCHITECTURAL GUIDANCE

Table: Building Construction Types by Eastcliffe Designation

Type	Allowed	Prohibited	E-I	E-II	E-III	E-IV
Homes-Conventional on-site stick frame with pitched roof and eave	X		X	X	X	X
Log homes on-site stick frame with pitched roof and eave	X		X	X	X	X
Trailers		X	X	X	X	X
Mobile homes		X	X	X	X	X
Metal auxiliary buildings on-site built with pitched roof and eaves	X		X	X	X	X
Double-wide trailers		X	X	X	X	X
Manufactured homes		X	X	X	X	
Homes- Structure brought to site in entirety/in sections by means of any conveyance for purpose of final construction		X	X	X	X	X
Manufactured home with pitched roof and eave, on permanent foundation	X					X

- Single- or double-wide pre-manufactured trailer houses, modulars or mobile homes are not allowed. Under certain circumstances doublewide modular homes are allowed in Eastcliffe IV. Based on the Protective Covenants, modular homes have not been allowed in the remaining Eastcliffe additions.
- Simple geodesic domes are not been allowed because they do not harmonize with existing architecture.
- On-site built metal-sided auxiliary buildings are allowed in Eastcliffe subdivision, with substantial wood or steel substructure. Exterior color and roof material and color must match the primary residence.
- The exterior siding of a horse barn/shed may be a different material than the home exterior, however, should match or be complimentary to the primary dwelling.
- Location of building sites or construction etc. as to hazards, right of way and other roads are the responsibility of the lot owner.
- No building shall be erected nearer than fifty (50) feet to any boundary along a street, or so that any part of said building is closer than fifty (50) feet to any of the other boundary lines of said premises, and at least sixty (60) feet away from the edge of the driven surface of a roadway (where a recorded roadway easement does not exist) consistent with Custer County Zoning.
- Once construction is started the exterior portion of it must be completed within 12 months.

ACC Approvals

- The ACC evaluates quality of workmanship and materials, harmony of external design with existing structures and to topography and finished grade elevation on structures. Plans are approved for general appearances only. The responsibility for details of construction, safety of design, harmony with the environment and proper construction so as to prevent property loss, injury, or life threatening situations is the responsibility of the lot owner.
- Approval of Plans are only good for three (3) years. If the building/project is not constructed within that time then re-approval is necessary.