

Apache Shores Property Owners Association

7 November 2003

The Board of Directors of the Apache Shores Property Owners Association, in an attempt to exercise its discretionary authority in interpreting the "Declaration of Restrictions for Apache Shores" as they pertain to the construction of a site built single family dwelling on any one lot within the subdivision have determined the following;

1. The minimum square footage of living space must be contained on the "ground" floor or the "first" floor. The actual amount of living space required shall be as per the "Declaration of Restrictions for Apache Shores" referring to the particular section in which the construction is to take place. The minimum living space must be contained on either the first floor or the ground floor, but does not have to be contained on both.
2. The "ground" floor shall be the floor closest to the natural ground on the lot. This floor shall be supported by a slab on grade, wood frame over crawl space or other acceptable method, with the maximum distance from the finish floor elevation to natural grade of 3'-0" at the lowest point.
3. The "first" floor shall be the floor closest to the average elevation of the street in front of the lot, containing the main living areas of the home as well as the front or main entrance to the home. This floor shall have direct access to the street. This may be further defined as the floor with a finish elevation of no greater than 3'-0" above the average elevation of the street in front of the lot to anywhere below the street elevation. On a flat lot, the "ground" floor and the "first" floor will be the same. Exceptions to this may only be granted in flood plain or waterway situations.
4. Average street elevations and proposed finish floor elevations must be established by a registered land surveyor at the responsibility of the Owner or Builder. This information must be approved by the Apache Shores Building Compliance Inspection firm.