

La Senda Covenants, Conditions, and Restrictions: Major Changes

OLD (1975)	NEW (2005)
1. Main Dwelling shall not exceed 2 ½ stories in height above natural ground level. Section II.A(2).	Main Dwelling shall not exceed 35 feet in height above natural ground level. Section B.a.
2. Appraised value of main dwelling must be at least \$20,000, with an identified minimum square footage requirement. Section II.A(2).	No appraised value requirement, but kept minimum square footage requirement. Section II.B.a.
3. No building shall be located nearer than 35 feet to the front lot line. Section II.C.	No building shall be located on any lot nearer than 40 feet to the front lot line. Section II.B.b.
4. Accessory Buildings shall not be higher than 12 feet above the natural ground level at the building site. Section II.A(5).	Accessory buildings shall not be higher than 20 feet above the natural ground level at the building site. Section II.D.a.
5. Architectural Control. Section B.	Replaced with Structural Control. (Section II.E). Added requirement that no new construction of utilities or telecommunication infrastructure shall be allowed above ground except within 5 feet of a building. Section II.E.a.
6. After commencement of construction of a main dwelling on a lot, a temporary structure may be occupied and used as a residence for a period not to exceed 18 months. Section II.L.	Beginning with commencement of construction of the main dwelling, a temporary structure may be occupied and used as a residence for a period not to exceed 3 years. Section II.F.
7. One camper or one mobile home, less than 25 feet in length, may be stored at the rear of the main building or in any location that will be out of sight from the main road. Section II.A(6).	Storage of RVs or motor homes should be as inconspicuous as possible when viewed from the public road. Section II.G.a.
8. A mobile home belonging to bona fide non-paying guests may be located on the lot for no longer than 6 weeks for any visit. Section II.A(6).	A motor home or RV belonging to bona fide non-paying guests may be located on a lot for no more than 3 months in any 12 month period. Section II.G.b.
9. Easements. Section II.D.	Section added on easements for pedestrian, equestrian and bicycle paths. Section II.H.b.
10. A homeowner may display one	A homeowner may display one

professional sign of not more than one square foot per lot. Section II.F.	professional sign of not more than 2 square feet per lot. Section II.I.
11. Animals may be kept on a lot during construction of the main building for a maximum duration of 2 years prior to completion of construction of the main building. Section II.G(1).	Animals may be kept on a lot during construction of the main building for a maximum duration of 3 years prior to completion of construction of the main building. Section II.J.
12. The number of livestock allowed to be kept on a lot shall be limited to 1 ½ per acre, computed to the nearest whole number. Section II.G(3).	The number of livestock (horses, cattle, sheep, burros, goats ...) is limited to 1 ½ per acre, plus one. Section II.L.a.
13. Setbacks for animals. Required that all livestock kept on a lot should be confined or housed within an area not closer than 165 feet to the front property line. Section II.G(3).	Some changes were made to numbers, setbacks and location of housing for animals. Animal quarters and confinement should be no closer to the front property line than the main building and should be housed within an area not closer than 45 feet from any building regularly used for human habitation. Section II.L.c.
14. Architectural Control Committee Section II.B and Section III.	The Requirement for an Architectural Control Committee has been eliminated in the new covenants, but we still have a structural control review. Section II.E.