

From: [Bryan Mattson](#)
To: [Eric Golemo](#); [Susan Ellinger](#); "[Wisner, Dan](#)"; "[Seth Halling](#)"; "[Noelle Lovern](#)"; "[Lindsey Sonnen](#)"; steve.faust@3j-consulting.com
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); "[Elizabeth Decker](#)"; [Brent Davis](#); [Noelle Lovern](#); [Amy Wooten](#)
Subject: RE: HOSAP question on old CCRs
Date: Thursday, January 11, 2024 2:23:31 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good Afternoon Eric,

It's always been my understanding at the county that Comm Dev doesn't keep track of, maintain, or enforce CCR's because they are strictly civil agreements. Counter staff used to remind people to check their CC&R's before they looked into building permits in platted developments or condominiums such as Home Businesses, Ag structures, or ADU's (all commonly limited by CC&R's). Most ones that I've seen have a section that addresses how to change or modify them so I'm guessing that CC&R's that wouldn't allow some of the new housing options would have to be changed by a majority of the residents within the development to take advantage of the changes. Again, it would not be up to county Permit Center staff as to what each individual development's CC&R's limits, only what our code would allow.

Just my two cents,



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From: Eric Golemo <egolemo@sgaengineering.com>
Sent: Thursday, January 11, 2024 1:26 PM
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Subject: HOSAP question on old CCRs

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HOSAP Group,

I had a question come up on some of these new housing options and how the application could be impacted by old antiquated CCRs that failed to anticipate current housing trends and demand. I suspect this will come up a lot as these are rolled out. Attached is an example. In particular Bullet 1 appears to limit the use to one detached single family home and bullet 2 contains size restrictions.

Thanks,

Eric

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