

## Proposed additions to the **CEPOA Rules and Guidelines for Construction on Lots**

### **Water Connections**

- Each lot is limited to **one** water system connection.
  - An **approved water meter** is required for all water connections.
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### **Garages and Barns**

- Garages and barns **may not** be constructed **prior to** the main dwelling but may be built **concurrently**.
  - All structures must comply with the **setback requirements** outlined in the *Dwelling* section.
  - **Siding and roofing materials** must match those used on the main dwelling.
  - **Colors** must be consistent with those used on the main dwelling.
  - Height must comply with the standards for **Single-Family Dwellings**.
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### **Living Space in a Garage**

The following rules and guidelines apply to living space in a detached garage, as permitted by **Idaho Code Title 55-3212** regarding internal accessory dwelling units:

- Living space **outside** of the Single-Family Dwelling must be located **within a detached garage**.
- The living space shall be limited to **1,300 square feet**.
- The space shall include no more than **one bathroom**.
- The space shall include **no more than three bedrooms**.
- The addition of living space to an existing garage **requires approval** from the **Architectural Committee**.