



Circle D Homeowners Association Guest House Policy

Note: A single-family residential dwelling must already exist or be under construction on site.

Guest House Policy (Sections 1, 2, & 3)

1. Must not be located in building setback areas.
2. Must be built on a slab or on piers. A guest house with an undercarriage is not allowed.
3. Exterior must be compatible with the neighborhood.
4. Can have shared infrastructure (water meter, electric meter, septic, driveway) with the main residence but a septic engineering report is required that confirms adequate capacity of the shared system.
5. Can be less than 900 sf.
6. If 900 sf or larger, a guest house must be located within a separate one-acre area on the lot and located at least twice the side setback of the lot from the main residence.
7. PLEASE NOTE: A guest house cannot be sold as a separate residence unless it is at least 900 sf, has its own infrastructure (but a recorded shared driveway easement is allowed), and is located on a minimum of one-acre legally subdivided lot.

Guest House Policy (Sections 4, 5, 6, 7, 8)

1. Must not be located in building setback areas.
2. Must be built on a slab or on piers. A guest house with an undercarriage is not allowed.
3. Exterior must be compatible with the neighborhood.
4. Can be on a slab or on pier and beam.
5. Can be less than 900 sf.
6. Can have shared infrastructure (water meter, electric meter, septic, driveway) with the main residence but a septic engineering report is required that confirms adequate capacity of the shared system.
7. PLEASE NOTE: A guest house cannot be sold as a separate residence.

Guest House Policy (Section 9)

1. Must not be located in building setback areas.
2. Must be built on a slab or on piers. A guest house with an undercarriage is not allowed.
3. Exterior must be compatible with the neighborhood.
4. Can have shared infrastructure (water meter, electric meter, septic, driveway) with the main residence but a septic engineering report is required that confirms adequate capacity of the shared system.
5. Can be less than 1,000 sf.
6. PLEASE NOTE: A guest house cannot be sold as a separate residence unless it is at least 1,000 sf, has its own infrastructure, and is located on a minimum of one-acre legally subdivided lot.

Circle D Homeowners Association - Guest House Policy (continued)

Guest House Policy (Section East)

1. Must not be located in building setback areas.
2. Must be built on a slab or on piers. A guest house with an undercarriage is not allowed.
3. Exterior must be compatible with the neighborhood.
4. Can have shared infrastructure (water meter, electric meter, septic, driveway) with the main residence but a septic engineering report is required that confirms adequate capacity of the shared system.
5. Can be less than 900 sf.
6. If 900 sf or larger, a guest house must be located within a separate one-half acre area on the lot and located at least twice the side setback of the lot from the main residence.
7. PLEASE NOTE: A guest house cannot be sold as a separate residence unless it is at least 900 sf, has its own infrastructure (but a recorded shared driveway easement is allowed), and is located on a minimum of one-half acre legally subdivided lot.