

Rosetta Canyon Community Association

Backyard Clotheslines and Drying Racks

CC&R section 2.12.1 requires architectural approval for outdoor improvements visible from another lot, the street or common area. CC&R section 2.6.2(a) prohibits hanging, drying or airing clothing and fabrics in a manner visible from another lot, the street or common area.

California Civil Code section 4750.10 took effect January 1, 2016. This statute provides that while homeowner associations can regulate installation of backyard clotheslines and drying racks, homeowner associations may not prohibit the installation of such devices.

For the purpose of providing guidance to Association members and to comply with Civil Code section 4750.1, the Association Board of Directors adopts this policy regarding backyard clotheslines and drying racks.

(1) Where a clothesline or drying rack is located in the backyard and is not visible from the street, common area or another lot within the Rosetta development, no architectural approval is required and the owner may install and maintain such a backyard device.

(2) Owners wishing to install a backyard clothesline or drying rack that will be visible from the street, common area or another lot within the Rosetta development must first obtain architectural approval. To seek such approval, the owner will need to complete and submit an architectural application to the Association's Design Review Committee. The Committee shall consider the application and make a decision based on aesthetics pursuant to CC&R section 5.3.5. In general, the Committee does not anticipate approving backyard clotheslines or drying racks that extend above the height of the backyard fencing. However, the Committee will take into consideration that factors such as lot topography may render it unduly burdensome to locate a clothesline or drying rack so that it does not extend above the fenceline, and in such circumstances the Committee can approve a particular clothesline or drying rack that is located in a reasonable location in the backyard. Absent unique circumstances, the Committee does not anticipate approving a clothesline or drying rack above 5' in height.

(3) Pursuant to CC&R section 2.6.2(a), hanging, drying or airing of clothing or fabrics in a manner that is visible from another lot, common area or the street is prohibited, except on a backyard clothesline or drying rack installed in accordance with this policy.

Adopted by the Rosetta Canyon Board of Directors on July 14, 2016, following compliance with member notice and comment requirements of California Civil Code section 4360.