

Accessory Buildings / Mini-barns / Storage Sheds

No trailers, mobile homes or outhouses may be erected or situated in the development. No accessory building, mini-barn or storage shed may be erected, constructed or placed on any lot in the development without prior written approval of the Architectural Control Committee. Such approval shall be obtained only after written application requesting authorization has been made to the committee by the lot owner. The architectural control form shall include the plans and specification for the proposed accessory building/storage shed, including a plot plan indicating all current improvements on the lot and showing the exact location on the lot where the structure will be located. The plans shall also state the color and composition of all exterior materials to be used for the structure.

The proposed location is required to be at the rear of the house in a position not to extend into the yard beyond a point of 10 linear feet past the rear corner of the house. The outer edge of the structure must be a minimum of two linear feet away from any adjacent property lines. The maximum dimensions shall be 8 feet in width, 10 feet in depth and 8 feet in height. Proposed structures will have adequate ventilation, hinged doors, and no electrical wiring. The floor of all accessory buildings/ storage sheds must be wood, not concrete. All structures are to be constructed of treated wood 7 or vinyl siding and will match in color the siding of the residence. The roof must be gable or gambrel and shall have the same color and style of roofing shingle as the residence. No metal or plastic storage structures will be approved.

No items (including implements, tools, signs, displays, etc) may be hung, stored, displayed or affixed to the exterior of any structure either permanently or temporarily. Construction or installation of the structure shall be completed within 30 days of the Committee's approval date and in the manner approved by the Committee. Failure of the homeowner to meet any of these specifications will result in injunctive relief to have the specification corrected or the structure removed from the premises. If such action is necessary, the lot owner shall be responsible for all expenses – including attorney fees and court costs – incurred by the Association to gain compliance with this covenant