

Detached Buildings/Structures

Approvals

All Detached Building/Structures must obtain prior approval from the Architectural Control Committee.

The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure.

The appearance, height and proximity to neighboring property will be taken into consideration by the Architectural Approval Committee.

All Detached Buildings/Detached Structures addressed in this section must be maintained in accordance with the HOA guidelines.

Pre -Approvals

Detached buildings as well as plastic yard storage sheds or boxes (Rubbermaid or similar type) not more than 6 feet tall, without a foundation pad and which are screened from view by a solid fence, located in the easements which comply with these Standards are pre-approved and require no application **only** if they are completely screened from view at ground level from adjacent streets or property.

A. Definition

Detached Building means a utility or storage building, greenhouse or similar buildings, other than the dwelling, the garage, a structure or building attached to the dwelling or garage.

Detached Structure means a screened enclosure, cabana, arbor, gazebo or similar structure, other than the dwelling, the garage, a structure or building attached to the dwelling or garage.

B. Floor Area

1. The maximum floor area of any detached building is 120 square feet.
2. Detached Structures including Arbors, Cabanas, Gazebos and other similar structures with solid roofs and without walls may exceed

120 square feet so long as they are architecturally compatible with their setting and do not result in unreasonable and disproportionate impact on neighboring properties.

C. Height

1. Utility or storage buildings built with metal, plastic or materials which do not match those used on the dwelling, may not exceed 7 feet in height measured from natural grade.
2. Utility or storage buildings built with wood or materials like those used on the dwelling may not exceed 9 feet in height measured from natural grade.

NOTE: "Natural Grade" means the grade across your property that does not contain artificial fill or berming. If your property does not allow for the NECESSARY SCREENING (See Section F) of the detached building at "Ground Level", then the maximum height permitted will be less than the heights designated in C1 and C2.

3. Other detached structures may not exceed 10 feet in height measured from natural grade.

D. Location

1. All detached structures other than open roof arbors must respect platted building lines.
2. Detached buildings must be located and concealed from view in the Rear or Side Yard so as not to cause an unreasonable or disproportionate impact on neighboring properties.
3. On lots located on greenbelts where wood fences are not permitted, the location of detached Buildings/Structures must be located in close proximity to the dwelling and cannot obstruct the neighbor's Greenbelt, park or lake view.

E. Number

1. The number of Detached Buildings and Detached Structures allowed on a lot is dependent upon the lot size and impact on adjacent properties.
2. No more than one of each type of detached buildings and structures will be permitted on any lot.

F. Screening

Detached buildings must be screened from view at ground level from adjacent public or private property by a solid fence equal to the height of the building, but not to exceed 8 feet. Additional vegetation or other screening may be required for any Detached Buildings or Structures