**Outbuildings and Fence Guidelines as of 9/13/2017**

**General Guidelines:**

* No work can begin until application is approved in writing by the Architecture Committee
* No work can begin until structure contract is signed by both the homeowner and Architecture Committee
* Work must begin within 90 days of application approval and contract signature and finish within 6 months of start date.
* All utility lines must be marked prior to commencement of building any fence or outbuilding.
* Board is only approving construction materials and placement within our guidelines. We are not responsible for determining property or utility lines.
* Homeowners will not receive approval if dues are not current.
* Application Fee: $25 per application

**Privacy Fences for houses that back up to Stafford Road:**

* Fence may be up to 6 ft. tall along the back of the properly line that faces Stafford Road, and then must taper to 4 ft. tall on all other sides of the property.
* The entire fence must be the made of the same material, and have a consistent look.
* Approved materials include Cedar, Pine, Vinyl, and Composite fencing.
* All cedar or pine fencing must be stained
* Stain sample must be submitted prior to building
* As sample or picture of the fencing must be provide provided to approval.
* Fencing may connect to an existing neighbors fence. If connecting to an existing fence, permission from the neighbor you are connecting to must be provided. Permission must be provided in writing.
* If fencing is not connecting to an existing fence, then fencing must be installed 1 foot off the property line.

**Fences for houses that DO NOT backup to Stafford Road:**

* Fence may be up to 4 ft. tall on all sides of the property.
* The entire fence must be the made of the same material, and have a consistent look.
* Approved materials include Chain Link, Cedar, Pine, Vinyl, and Composite fencing.
* All cedar or pine fencing must be stained
* Stain sample must be submitted prior to building
* As sample or picture of the fencing must be provide provided to approval.
* Fencing may connect to an existing neighbors fence. If connecting to an existing fence permission from the neighbor you are connecting too must be provided. Permission must be provided in writing.
* If fencing is not connecting to an existing fence, then fencing must be installed 1 foot off the property line.

**Outbuildings (Storage shed / Mini Barn):**

* Only one (1) storage shed is permitted on each lot.
* The maximum area of a storage shed is ten percent (10%) of the total rear yard square footage or one hundred ninety-two (192) square feet (i.e. 12’ x 16’), whichever is less.
* The maximum height of a storage shed or mini-barn is twelve (12) feet or less, measured from the ground level to the highest point on the shed’s roofline.
* All storage sheds or mini-barns shall have a roof style that matches the house.
* Sheds and mini-barns must be set back at least five (5) feet from the rear and side property lines and must be located in the rear yard.
* No storage sheds or mini-barns may be built in an easement area.
* Storage sheds and mini-barns must be made of wood or other materials approved by the ACC.
* Metal, prefabricated, vinyl, resin, or plastic storage sheds and mini-barns are strictly prohibited.
* All storage sheds and mini-barns must be set on a permanent foundation consisting of either a concrete slab or pressure treated posts set below the frost line and encased in concrete. Holes for pressure treated posts must be 36-inches deep. The ACC reserves the right to inspect the holes prior to concrete encasement, to ensure proper frost line depth is maintained.
* The outside of a storage shed or mini-barn must have wood siding, composite siding, cement siding, or brick that matches the outside color of the primary residence.
* Storage and mini-barns roof must be shingled to match the color of shingles on the primary residence.
* Plywood and unfinished materials is strictly prohibited.