

WOODLAKE CROSSING HOMES ASSOCIATION

POLICY RESOLUTION 2021-04

Rules Governing the Construction of Outbuildings: Sheds and Garages

Authority

WHEREAS paragraph three (3) 'ARCHITECTURAL CONTROL' of the Woodlake Crossing Homes Association's Amended, Restated and Consolidated Residential Restrictions require that all 'Improvements or Replacements' must be submitted to the Board of Directors (the Board) for approval in writing,

WHEREAS the paragraph 3a. 'Improvements and Replacements' empowers the Board to supplement and/or clarify the definition of 'Improvements or Replacements' by rules and regulations duly adopted by the Board,

WHEREAS paragraph 3b. 'Submission and Approval of Plans' empowers the Board to adopt reasonable rules and regulations that may guide review, evaluation, approval and disapproval of the plans,

Purpose

WHEREAS there is a need to clarify the definition of 'outbuildings', specifically clarification of the size, shape, materials and impact of the construction on the appearance of the Lot.

The current Amended Restated and Consolidated Residential Restrictions of WCHA defines:

5. OUTBUILDINGS. An outbuilding is considered an Improvement as defined in Paragraph 3. The term "Outbuilding" is defined to include, but is not limited to, a detached private garage, a garden shed, and a storage building. Two (2) Outbuildings are permitted per Lot, provided that only one (1) of the two Outbuildings is a garage and only one (1) of the two Outbuildings is a shed or storage building. All Outbuildings shall be located behind the farthest rear corner of the dwelling and shall not be placed within five (5) feet of the rear property line. Outbuildings shall be constructed of wood, brick, stone, non-rotting synthetic wood products, stucco, or may be clad with the same or similar siding as the dwelling, or some combination thereof. Prefabricated metal sheds are not permitted. The Outbuildings shall be designed, constructed and finished in a manner that compliments the appearance of the Lot, dwelling and immediate neighborhood and shall be proportional in size to the principal dwelling so as not to dominate the appearance of the Lot.

Scope & Intent

WHEREAS it is the intent that these rules shall be applicable to all homeowners, and this resolution shall remain in effect until otherwise rescinded, modified, or amended by the majority of the Board. The rule's intent is to ensure that outbuildings in Woodlake Crossing are of a size, shape and construction materials that are in keeping with the scale and architectural style of the community. It is designed to enable homeowners to have both a

shed and garage as permitted in the original Restrictions, but puts forth some basic limitations to prevent the construction of excessively large structures that negatively impact the appearance of the community and may reduce surrounding property values.

Specifications

NOW THEREFORE BE IT RESOLVED that this Resolution 2021-04 rescinds and replaces the previous Resolution 2011-03-1 Rules Governing the Construction of Outbuildings: Sheds and Garages. The Board hereby adopts the following Rules for the construction of Outbuildings:

1. Maximum Square Footage

- **Shed Only:** Homeowners are restricted to the construction of a maximum two hundred (200) square foot, one-story shed.
- **Detached garage only (no shed):** Homeowners are restricted to the construction of a maximum six hundred (600) square foot, one-story detached garage.
- **Shed and detached garage combination:** Homeowners wishing to have a shed in conjunction with a detached garage are restricted to a maximum combined square footage of eight hundred (800) square feet.

All outbuildings are to be one story only.

2. Shape Limitation: In order to ensure an architectural form that compliments rather than conflicts with the community, outbuildings shall be designed with a ratio of length to width not to exceed two-to-one (2:1). For example, typical sheds and garages have the following ratios:

Type	Length	Width	SF	Ratio L:W
Shed	12	12	144	1 : 1
Shed	12	8	96	1.5 : 1
Shed	12	6	72	2 : 1
Garage-Single	22	12	264	1.8 : 1
Garage Double	22	22	484	1 : 1

3. Placement on the Lot

Outbuildings should be placed on the lot in an area that does not detract from the appearance of the lot and should be as inconspicuous as possible from the street and from the neighboring properties.

4. Materials & Upkeep

The current Amended Restated and Consolidated Residential Restrictions (ARCRR-2003) give owners many options when choosing materials from which to build a shed or garage. The ARCRR prohibits the use of prefabricated metal sheds.

These rules add the following clarifications for the use of materials and prefabricated products that have become readily available since the ARCRR were approved:

- Prefabricated plastic sheds are not permitted in Woodlake Crossing Homes Association.
- Prefabricated metal outbuildings of any kind are prohibited (sheds, garages etc.). Other than the use of coated aluminum for wrapping trim-work, metal may not be used as the exterior material (walls, roofs etc.) for outbuildings.
- Outbuildings should have a neat, finished appearance and should be finished in a manner that compliments the style, materials and color of the principal dwelling. In addition, outbuildings must be maintained in good condition.

5. Grandfather Clause

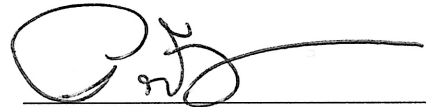
These rules apply to all outbuildings constructed after April 8, 2021 (date the Board adopted these rules). Owners who on that date have a shed, garage or shed/garage combination that violates the new rules will be considered 'Grandfathered' until such a time as the owner wishes to rebuild or add another outbuilding on the Lot at which time the owner will be governed by these rules.

RESOLUTION 2021-04 APPROVAL

Rules Governing the Construction of Outbuildings: Sheds and Garages

The Woodlake Crossing Homes Association Board of Directors approved this Resolution # 2021-04 on April 8, 2021. The voting went as follows:

<u>Title</u>	<u>Name</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Abstained</u>
President	Patrick Forys	X		
Vice-President	Elizabeth Bircher	X		
Treasurer	Randy Parrish	X		
Secretary	Genny Barnett	X		
Member	Rick Thompson	X		



Patrick Forys, President WCHA

Date: 4/13/21