

# Springbrook Glen Home Owners Association

## EVALUATION GUIDELINES FOR ACCESSORY BUILDINGS AND GAZEBOS

### **COMMITTEE EVALUTATION PHILOPHY:**

Accessory buildings, including gazebos, should be constructed to compliment the neighborhood and primary residence. Buildings should be located away from areas that are visible from the front of the home or the interior neighborhood roadways. The less that can be seen over the fence from either the street or adjacent properties, the better, and what portions that can be seen should match the existing architecture and color schemes of the house.

Finishes should meet the criteria below. Glossy or reflective finishes will not be accepted.

“Standard” wood and shingle building that meet the criteria below will generally be approved.

Vinyl, polymer, metal, and aluminum storage buildings will be evaluated on a case by case basis.

Buildings constructed of exotic materials, that are dissimilar to residential construction in the neighborhood will be evaluates on a case-by-case basis, but will generally NOT be approved.

ALL accessory buildings, including Gazebos, are considered “improvements” and require PRIOR Architectural Committee approval.

### **SPECIFIC COMMITTEE RULES:**

- 1) All local building code will be observed, and enforced.
- 2) As per local building codes accessory buildings shall be not be placed in the setback lines Five Feet (5') of the property lines.
- 3) Accessory buildings shall be placed within an area completely enclosed by a privacy fence of not less than Six Feet (6') in height.
- 4) The height of the accessory building, measured from the surface of the lot at the base of the building to highest portion of the outbuilding should be less than or equal to Nine Foot, Zero Inches (9'-0”).
- 5) The surface area of the pad on which the accessory building is placed should be less than or equal to One Hundred Fifty (150) square feet.
- 6) Vinyl, polymer, metal, and aluminum storage buildings cannot be visible from over the fence.
- 7) The exterior roofing of the outbuilding should be constructed of the same or substantially similar materials and painted or colored coded as the exterior and roof of any residence located on the lot.
- 8) Only accessory buildings designed and/or painted, and roofed to match the existing residence located on the lot, will be considered by the Architectural Committee for variances.
- 9) Any variance of approved accessory buildings shall be documented and re-submitted to the Architectural committee.
- 10) All approved accessory buildings shall be built in a workman like manor, and maintained in good condition.