

**White Oak Mountain Association, Inc.**  
**Architectural Committee**  
**Outbuildings on Numbered Lots**  
**March 1, 2024**

**Background:**

In recent years the question of outbuildings on numbered lots had been raised by various members of the association. The Architectural Committee (AC) has taken an in-depth review of the Covenants and Restrictions (C&R) to determine the viability of property owners building outbuildings on numbered lots, during or after the construction of the main residence.

**Decision:**

The AC has determined, after careful examination of the C&R, that outbuilding on numbered lots are permissible if they conform to the design and look of existing structures and do not violate other aspects of the C&R such as operating a business, manufacturing, or commercial meeting place, et ala.

**Discussion:**

C&R Paragraph 1.2 specifies that all numbered lots are set aside for single family residential dwellings.

1.2 Residential Area. All Numbered Lots shown on the Plats to be recorded, hereinafter referred to collectively as the "Residential Area," are hereby set aside for use only for single family residential dwellings upon the terms and conditions hereinafter provided.

Paragraph 4.2 specifically addresses the potential building of outbuildings as "other permanent". It states that "other permanent structural improvement, regardless of size or purpose whether attached to or detached from a main residence..."

4.2 Architectural Committee. For the purpose of insuring the development of the real property as an area with an aesthetic and pleasing appearance, and except as excluded in Paragraph 4.4, no building, structure, fence, wall, utility area, driveway, swimming pool or other permanent structural improvement, regardless of size or purpose whether attached to or detached from a main residence, located in the Residential Area shall be commenced, placed, erected or allowed to remain on any Numbered Lot, nor any additions, or exterior changes, or alterations thereto shall be made unless building plans and specifications covering the same, showing the nature, kind, shape, height, size, materials, floor plans, exterior color schemes, location and orientation on the Real Property together with such other information as shall be reasonably required by the Architectural Committee shall have been submitted to and approved in writing by the Architectural Committee hereinafter established. Once approval has been obtained from the Architectural Committee, the plans submitted to it may not be changed materially without resubmission to the Committee. Additionally, the Architectural Committee shall have all powers and authorities elsewhere conferred upon it under the terms and conditions of this Declaration.

Paragraph 2.14 specifically addresses and calls out "any outbuilding".

2.14 Trailers and Vehicles. No trailer, garage or any outbuilding of any kind, shall at any time be used as a residence, either temporarily or permanently.

2.15 Fuel Tanks. Fuel storage tanks shall be either buried below the surface of the ground

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**Rational:**

The AC has considered para 1.2 for the use of Numbered Lots. We have examined the notion of permanent outbuilding per para 2.14 and moreover as specified in para 4.2. That paragraph (4.2) allows the building of other structures.

**Final Opinion and Decision:**

It is the final opinion and decision of the AC, that the C&R 4.2 text ***“other permanent structural improvement, regardless of size or purpose whether attached to or detached from a main residence...”*** allows the construction/building of outbuildings on Numbered Lots.

Skip Williams – Chair

Becky Rickenbaker – Member

Fred Rosen – Member

This document was presented to, reviewed, and agreed by the Board of Directors, March 7, 2024