



Pine Harbour Property Owners' Association, Inc.
Environmental Control Rules
Outbuildings (Garages/Sheds/Carports-Shelters)
(Revised/Adopted June 6, 2024)

As stated in the by-laws of the Pine Harbour Property Owners' Association (PHPOA), Article IV, Section 5, (E), the Board shall "adopt such rules and regulations relating to the use of Association property, and sanctions for non-compliance therewith, as it may deem reasonably necessary for the best interest of the Association and its members." Accordingly, the Board of Directors of PHPOA has established and approved the following environmental control rules to clarify what outbuildings are allowed and to aid the Environmental Control Committee (ECC) in the performance of their duties:

1. Louisa County allows adjoining lots to be combined into just one, however the PHPOA does not recognize this and continues to collect separate dues for each lot. However, if an owner does receive County approval and one of the adjoining lots has a house, the ECC may grant permission for construction of a garage on the adjoining lot (the lot without a house) with a maximum 22 feet wide x 30 feet long in size. No living space in the garage will be approved.
2. On a lot without a house, all outbuildings such as sheds, will be limited to structures of less than 150 square feet. (This rule expressly limits the size of outbuildings for which the ECC may grant permission, in accordance with Article I, C of the Covenants). Only sheds of wooden construction will be approved except for a metal roof, which is acceptable. The **only allowed** exception (*on a lot without a house*) will be a boat shelter, defined as a structure without walls, constructed of wood posts and shingle or approved metal roof. The shelter may *only* be used for boat storage - not camping, etc.
3. On a lot **with a house**, in addition to the boat shelter wood construction as described in Item 2, a garage with metal walls may be approved as described below:
 - Structure can only be located behind the house or along the side of the house, as approved by the ECC. It may **not** be located in the front yard.
 - Design must be a fully enclosed box eave or vertical frame rafter structure (no bow frame), with sides and a roof in colors approved by the ECC.

- Maximum allowable size is 22 feet wide x 30 feet long and must be placed within the required setbacks.
- Structure must be constructed of 2-sided galvanized steel and include a lifetime warranty against rust. In addition, it must be constructed in accordance with the following certified specifications: roof/side walls must be a minimum of 29-gauge galvanized steel attached to a minimum of 14-gauge tube steel framing members, and must be rated for snow loads up to at least 35PSF and wind loads up to 140MPH.
- Structure must be installed on level ground on a concrete pad foundation.
- Shade of roof must be a dark color as approved by the ECC, and side color must match the house as closely as possible or be a contrasting shade approved by the ECC.
- Structure must include the requirement of County permits and inspections, and owner must provide copies of all to the ECC.

4. In addition to a metal garage, on a lot **with a house**, a metal carport/boat shelter may be approved as described below:

- These structures require County permits and inspections, and owner must provide copies of all to the ECC.
- Structure can only be located behind the house or along the side of the house, as approved by the ECC. They may **not** be located in the front yard unless a variance is granted.
- The only style metal carport that will be allowed will be similar to the design shown below. A vertical roof is required as this is the strongest of the three options and is the best for snow removal.
- Maximum allowable size is 24-feet wide x 32-feet long with 12-foot leg height, or with a size variance as approved by the ECC.
- Must be constructed in accordance with the following certified specifications: must be rated for snow loads up to 35PSF and wind loads up to 140MPH. Framing must be a minimum of 12-gauge galvanized steel, and a minimum 29-gauge for metal roofing.
- Must be installed on level ground with either concrete or rebar anchors and include leg braces for additional strength and stability.
- Must have gable ends and side panels that cover the legs similar to the example shown below.
- Shade of roof must be a dark color as approved by the ECC, and gables/sides color must match the house as closely as possible or be a contrasting shade approved by the ECC.
- These shelters/carports may only be used for the storage of boats, campers, and golf carts. They may not be used for the storage of lawn mowers and various lawn care equipment, picnic equipment, or other miscellaneous yard and household items.

