

APPROVAL PROCESS FOR SHEDS/OUTBUILDINGS

INNERARITY ISLAND ASSOCIATION, INC.

June, 2024

THE NEW SHED/OUTBUILDING AMENDMENT DOES NOT SUPERSIDE THE COVENANT REQUIREMENT THAT A DETACHED GARAGE MUST BE ATTACHED TO THE HOUSE VIA A BREEZEWAY.

The Innerarity Island ACC requires a design and/or picture of the proposed outbuilding to be submitted for aesthetic review. The required for aesthetic review should include building materials, exterior elevations and exterior finishes. The drawings will be reviewed at the next regularly scheduled ACC meeting. A copy of the ACC form and corresponding design/picture may be scanned and emailed to innerarityislandacc@gmail.com. If you do not have the ability to get the documents scanned, you may deliver a hard copy set to the next ACC meeting. Currently, the ACC meets the 2nd and 4th Friday of the month at 3PM. If you wish to present documents at the meeting, please send a notice by Wednesday prior to the next scheduled meeting.

During the review process by the ACC for aesthetics, the ACC considers the outbuilding style/design, uniqueness and pleasant aesthetics that complement the existing home. The ACC WILL NOT APPROVE outbuildings that do not meet the criteria stated in the amendment and the charter in the covenants. We want to keep the Island a unique and beautiful neighborhood and the outbuildings should enhance the overall island appearance.

In addition to the above, the following documents must be completed and included in your submission.

1. New Project Request Form
2. Design/picture of the proposed outbuilding.
3. Outbuilding maximum size is 168 square feet, height 11 feet
4. Building details including dimensions, materials, and colors
5. Structural information to ensure architectural integrity.
6. A copy of plat denoting building placement in compliance with setbacks
7. Signed copy of restrictive covenants
8. A complete set of plans approved by the County with County Seal and Signature which will not be returned.
9. The island tree policy is in effect involving outbuilding placement
10. Outbuildings are not an exception to the covenants regarding temporary structures. Outbuildings are not living quarters.
11. Grading/Drainage Plan to ensure proper water flow

Note: The ACC reserves the right to require additional documentation as deemed necessary

