

May 10, 2005

Members of RARC,

Standards for RARC approval of storage buildings.

Unattached buildings are not permitted under the Easements Covenants and Restrictions of the Berry Farm subdivision. See Section 9.9 (a) and (b) of the Easements Covenants and Restrictions page 38 of 55.

However, exceptions can be and have been made providing that:

- The unattached building shall be positioned so that it is not visible from the street.
- The structure will need to be anchored to a concrete slab.
- Prefab buildings must be anchored directly into the ground and cannot be supported on concrete blocks, bricks, timbers, or any other supporting material. See manufactures recommendations.
- Maximum building dimensions for an interior facing lot are: 10 ft. x 10 ft. x 8ft in height.
- Maximum building dimensions for a lot which faces a street outside of the Berry Farm Subdivision is 10 ft. x 12 ft. x 10 ft. in height (subject to review and lot placement)
- Any building approved shall not be visible from a street within Berry Farm.
- The exterior materials and colors will need to match the residence (brick is not required unless you choose to use masonry materials).
- Prior to purchase and construction or installation the RARC Committee will need to see detailed drawings with dimensions showing size, shape, colors, roofing materials and or photos provided by the manufacturer of the structure and how it's anchored to the slab.
- Written approval from RARC Committee is required.
- Residents are advised that an approval by RARC does not exempt them from requirements established by the city of Rogers, AR. for permitting.
- City Building Permits do not exempt any resident from compliance with the Easements Covenants and Restrictions of the Berry Farm subdivision.

Children's swing and play sets are exempt from these requirements.

RARC authority for these standards is granted under the Easements Covenants and Restrictions of the Berry Farm Subdivision Article 8, 8.1, and 8.2 (a) (i)-(vi), 8.2 (b) (i)-(ii), and 8.2 (c), and have been approved by the Board of Directors and the Officers thereof.