

Date: 1 February 2003
Provided by Architectural Standards Bulletin No.2

CRITERIA FOR OUTBUILDINGS AND STORAGE SHEDS

WHEREAS, Article IV states that the Restrictive Covenants for the Bridgewood Subdivision were established among other reasons "...to provide for maintenance, preservation and architectural control of the residence lots and common area... and to promote the health, safety and welfare of the residents within the above-described property..." and

WHEREAS, Article II, establishes that the Architectural Review Committee "...shall have the power to construe and interpret any covenant herein that may be vague, indefinite, uncertain or capable of more than one construction or interpretation"; and

WHEREAS, the Architectural Review Committee desires to establish additional criteria for the construction and placement of outbuildings and storage sheds on the lots in the subdivision;

NOW THEREFORE, the following criteria are established for the construction and placement of outbuildings and storage sheds on the lots in the subdivision:

1. Any storage building or outbuilding must be placed only in areas not visible from any street adjacent to the lot. (If it can be seen from the street it is not placed correctly) It is not the fault of the Association or any other organization, agency, or other entity if your residence is located in such a position that makes placement more difficult due to the street location or if the proposed position is viewable from any street. Exceptions can be granted on a case by case basis, but ultimately must be approved by the Architectural Control Committee prior to installation.
2. All exterior colors shall be consistent with the existing residence, and approved by the Architectural Control Committee and will not degrade surrounding color schemes. (No hot pink or colors that are distasteful, or offensive to neighbors.) No markings, drawings, logos, or other graphic representations shall be visible from the street, and such markings will be painted over at the owners expense. Signs and banners are not allowed to be placed on these out buildings.
3. "Metal Sheds" will be allowed, however the Metal Sheds must be approved by the Architectural Control Committee, and must meet the placement and size standards in Item(s) 1, 4-7. Those not conforming to those standards must be corrected, or taken down with in 30 days of notification of violation or the Association may elect to contract it's removal at the owners expense in extreme cases.
- 3a. Residents with ACC Approved Metal Sheds must additionally meet maintenance requirements for the structures ensuring that the structure is constructed as prescribed by the manufacturer (whether or not a professional installs the structure) and in good maintenance, to include ensuring that fastening devices are kept tight, and that the Metal Shed has sufficient weight or tied down to prevent movement in windy conditions. Any Metal Shed found in such a condition that may cause it's movement or accidental disassembly/removal of components by wind is subject to immediate removal, as stated in Article 18 of the Protective Covenants (preventing property damage and injury to other residents), and the affected homeowner shall reimburse costs incurred to the Association for such removal, and/or any legal costs for actions taken against the resident for the above said action in cases that are deemed necessary by the committee or Board of Directors.(This part was added)
4. Any shed, outbuilding or storage building shall be placed a minimum of five feet (5') from both the rear and side property lines in order to allow for the proper maintenance of the shed, fence and vegetation.
5. The total base (floor) area of any outbuilding other than a detached garage shall not exceed 2% of the area of the lot upon which it rests.
6. If the topography of a specific lot is such that the requirements of 1 and 4 above cannot be fulfilled, approval for the construction and placement of a storage building may be contingent upon the erection or installation of approved screening materials as established by the Architectural Control Committee.
7. Additional criteria governing the erection and placement of sheds, outbuildings or storage buildings may be established from time to time.
8. It is the responsibility of the home owner to ensure that contractors hired by the resident are provided a copy of these requirements if professionally installed.(This part was added)

This action was taken on 1 February 2003