

**WOODS EDGE SECTION 3
CONSTRUCTION GUIDELINES
ON STORAGE BUILDINGS BARNS AND OTHER OUTBUILDINGS
MARCH- 01- 2009**

The following are guidelines for the application, construction, and erection of outdoor storage buildings and other types of outbuildings on Woods Edge Section 3 properties. This document is intended to acquaint/inform the property owners with the general views and requirement of the Woods Edge Section 3 Architectural Control Committee. The Woods Edge Section 3 Board of Directors will allow one (1) Storage Building **or** one (1) Outbuilding/Barn per residence as defined below.

Storage Buildings

Application

Land owners in the Woods Edge Section 3 making application for the erection of a Storage Building on their property shall submit a formal application to the Architectural Control Committee (ACC) for review, comments, recommendation and final approval or disapproval by the Board of Directors (BOD)

The application shall include a drawing of the property outlining the location of the proposed building. The homeowner shall use a copy of the surveyor's plot plan and add the storage building/out building with the appropriate scale. The surveyor's drawing has all the information and details that the ACC needs to readily observe any conflict with easement; neighbors, drainage, etc.

The home owner shall also submit a detailed drawing including plan and elevation of the proposed structure. An exact description of all the materials and components to be used in the construction and the color of the external finish must be submitted with the plan. Manufacturer's and or Builder's brochures and flyers with description are acceptable as long as they include the required information. Samples of roofing and siding materials may also be submitted where descriptions are not adequate. It is a common practice by the ACC to request such samples.

Purpose

Storage Buildings shall generally be used for storage of lawn equipment, tools, bicycles, hoses, toys, wheelbarrows and other miscellaneous items. Storage Buildings used as animal shelter are not allowed. There shall be no storage of hazardous, explosive or toxic chemicals other than Chlorine used for swimming pool water treatment. The storage of fuel for use in lawn equipment should be safely stored in approved containers.

Where gasoline is stored adequate ventilation shall be provided in the building to avoid the accumulation of explosive fumes.

Storage Building

The Woods Edge Board of Directors will allow only one storage building per residence. The Storage Building shall be constructed with wood. No metal building will be allowed. All materials and components used in the construction shall be new and have a minimum life span of 20 years. Samples should be submitted to the ACC.

Appearance

The appearance of the storage Building shall be in keeping with the Architecture of the existing dwelling. The roof shall be of the same material color and life. The siding need not be of the same material but shall be of a matching color with a lifespan of 20 years or more. The building shall be installed level and shall be on a foundation no higher than 4 inches above the finish grade.

Window air conditioning unit are not allowed on the building. Powered roof extract fans will be considered. Electric power to the building for lighting and fans are restricted to underground service only, and shall be installed in accordance with the National Electrical Code (NEC) or the local authority having jurisdiction.

Landscaping around the storage building is recommended.

Size

Plans and elevation drawings shall show the dimensions of the Storage Building. The maximum allowable size for a storage building is 120 sq. ft, and it can only be of a single story.

Foundation

Storage Buildings with footprints of 120 sq. ft. or less may be installed on concrete piers, pillows or blocks at points recommended by the manufacturers, such that the building will not warp, tilt, twist, bow, slide or shift during its lifespan. The concrete pier shall not project above the finish grade by more than 4 inches. The homeowner may also choose to use a total concrete slab foundation.

Anchors

Storage Buildings (120 sq. ft. or less) shall be anchored to withstand winds up to 40 mph, without toppling or shifting. Details of the anchoring system must be submitted with the application.

Barns and Other Outbuildings

Barns and other outbuildings (larger than 120 sq ft) are permitted on Woods Edge properties. As in the case of storage buildings described above a formal application with drawings, plans description and samples etc. shall be submitted to the ACC for review, comments, recommendation and final approval or disapproval by the BOD

Purpose

Barns and other outbuildings shall generally be used for the shelter of animals, storage and workshops. Where a workshop is included the operation of machinery shall be such that it will not offend or disturb the neighbors. Workshops shall be used for hobby projects and shall not be of a commercial nature.

The Building

The Woods Edge Board of Directors will allow only one Barn or Outbuilding per residence. The Building shall be constructed with wood or concrete components. No metal building will be allowed. All materials and components used in the construction shall be new and have a minimum life span of 20 years.

Appearance

The appearances of Barns and Outbuildings will be reviewed on a case by case basis. The general emphasis is that they match or complement the existing Architecture and be in keeping with the neighborhood. The ACC may suggest modifications.

Size

Plans and elevation drawings shall outline the size/dimensions of the Barn or other Outbuilding. Buildings larger than 120 sq ft falls in the Barns category and may include a loft or mezzanine floor.

Foundation

Outbuildings and Barns having a footprint greater than 120 sq. ft. shall be erected on a concrete slab foundation. The concrete shall have a minimum strength of 3000 psi. The slab shall have reinforcement to avoid splitting, cracking and separation. It shall be level and at least 4 inches thick. It must be capable of supporting the structure on top. Adequate "J" bolts shall be placed in the slab at the time of pouring for the purpose of anchoring the structure on top.

Most prefabricated outbuilding are equipped with some type of flooring. The property owner may consider eliminating this flooring and use the slab as the floor.

Approval

The ACC requires that application along with plans, description and samples be submitted at least 30 days prior to the anticipated start date of the construction. With the exception of construction material samples, application may be submitted electronically to the current President of the ACC. This method allows speedy distribution and communication to the other members and hence a more timely approval.