

Wood Glen Policy on Storage Buildings

The Wood Glen CCR's are explicit that TEMPORARY or METAL storage buildings are not allowed for resident's use on residential lots. Further any OUTBUILDINGS are limited to 120 square feet in size with a peak roof height of 10 feet and "ROOF LINES ... SHALL HAVE SLOPE, COLOR AND MATERIALS SIMILAR TO THOSE OF THE MAIN DWELLING ON THE LOT". The Restrictions further state that **"Any such outbuilding will be required to be constructed with material and design that is determined by the New Construction Committee or Modification Committee to be architecturally and aesthetically compatible with the design of the Living Unit hereon and other structures in nearby Property"**.

The operative guidance for "architecturally and aesthetically compatible" has been a October 14, 1998 letter from the Developer in reference to a storage building request which interpreted this phrase as meaning that any outbuilding had to be of permanent construction **and faced with masonry similar to that of the dwelling, i.e. either stone or brick.** It also explicitly stated **"Outbuildings which have the appearance of portable buildings will not be approved."** We believe that it is time to revise this first requirement and require less expensive but still durable exterior materials while emphasizing the second requirement by requiring durable foundations and construction. This is felt to be in the best interests of the neighborhood and the residents.

Guidelines for outbuildings or storage buildings in amplification of specific requirements of CCR:

1. **Should** be placed at the rear of a lot, allowed on the side only if not highly visible from neighboring property as determined by the Modifications Committee.
2. **Must** be constructed on a poured concrete slab foundation.
3. **Must** be of permanent type construction (siding over framing 75% faced with masonry veneer) or may be of framing faced on the outside with similar materials to the exterior siding used by Wood Glen builders - a fiber cement matrix siding material (such as "Hardiplank")- which has at least a twenty year durability warranty against cracking, rotting or delaminating.
4. **Must** adhere to the present standards of roofing: similar pitch and materials, same color as the dwelling unit.
5. **Must** be painted the same color as the exterior trim color of the dwelling, *(however, dark, natural colors similar to fence stains or tree trunks may be approved on a case-by-case basis.)*
6. **Should** have at least one window on a side other than the doorway side (reason architectural similarity to homes).

These guidelines take effect on 30 June, 2002 and are applicable after that date. Any residents whose structures are presently under adjudication will be offered the option of complying with the previous guidelines or these.