

SCHEDULE “O”

CONDITIONS TO OUTBUILDING APPROVALS

Unless otherwise provided *specifically and in writing*, all Outbuilding approvals are subject to the following conditions:

1. Any shed, barn, playhouse or other structure having walls and a roof that is detached from the primary structure on a lot is considered to be an “Outbuilding.” The term “Outbuilding” also includes any structure attached to the primary structure (the home) on the lot that has outdoor accessibility, the intended or actual use of which is for storage. Vinyl or plastic storage “bins”, “lockers” or comparably describable items exceeding 48 cubic feet of storage space are considered to be “Outbuildings” whether attached to or detached from the primary structure (home) on the lot.
2. Any approval of an Outbuilding that is depicted or described in an application for DRB approval as a “playhouse” may be used only for playhouse purposes, and in no circumstances may such structure be used for storage.
3. Unless otherwise specifically stated and depicted in an application, no “playhouse” may have a door or doors which provide open access wider than 24” at the base of such opening.
4. Unless otherwise specifically stated and depicted in an application, our approval is based on the assumption that all materials, including walls, doors, windows and shingles, will match the type, style and color of the materials used in the construction of the existing home on the lot. All exposed wood on any outbuilding must be clear-coated, stained a natural wood color, or painted to match the color(s) of the home on the lot on which the outbuilding is located.
5. An approved Outbuilding must be maintained in good condition at all times, including but not limited to periodic painting when necessary. The yard and/or landscaped areas around an approved Outbuilding must also be maintained in good condition, free from weed and/or grass overgrowth.
6. No outdoor storage use may be made of the area around any approved Outbuilding.
7. Any approval of an Outbuilding for storage purposes is subject to the limitation that no dangerous chemicals (flammables or explosives) may be stored in such Outbuilding, excepting customary household chemicals in traditional residential quantities and containers (i.e. 5 gallons or less).
8. The view of any approved Outbuilding from any front or side street within one hundred feet of the lot must be at least 80% obscured by landscaping. The plan for such landscaping is subject to Design Review Board approval requirements for the community.
9. All approved Outbuildings must have a residentially sloped roof with a peak (i.e. a roof sloping in only one direction is not approved), the highest point of which may not exceed twelve feet (12’) above finish grade.
10. Outbuildings may not exceed one hundred square feet (100 sq.ft.) of floor area unless specifically otherwise specified in the approval letter.