

10 - Metal Outbuilding Policy and Design Standards

Section 1 – Purpose and Intent

The purpose of this policy is to establish uniform standards for the design, appearance, and construction of metal outbuildings within the Association in order to maintain architectural harmony, protect property values, and preserve the overall aesthetic character of the community.

All metal outbuildings are subject to review and prior written approval by the Architectural Review Committee (ARC).

Section 2 – Applicability

This policy applies to all new construction, replacement, or modification of any metal outbuilding, accessory structure, workshop, storage building, barn, or similar structure within the Association.

Section 3 – Design and Construction Standards

All proposed metal outbuildings shall comply with the following minimum standards:

1. Exterior Colors and Finishes: The exterior colors and finishes shall match or be architecturally compatible with the primary residence.
2. Overhead Doors: Overhead doors shall match the color of the garage doors on the primary residence.
3. Overhangs: Roof overhang dimensions shall match those of the existing residence.
4. Soffits: All soffits shall be fully enclosed.
5. Roof Pitch: The roof pitch shall be a minimum of 2:12 or shall match the roof pitch of the primary residence.
6. Roof Color: The roof color shall match the roof color of the primary residence.
7. Architectural Breaks: An architectural break shall be required every twenty-five (25) feet.
8. Gutters and Downspouts: Gutters and downspouts are required and shall be installed in a manner consistent with the residence.
9. Windows: The minimum window size shall be 4030. Window colors must match the window colors of the residence.
10. Siding Design Consistency: If the primary residence uses board-and-batten siding, the metal outbuilding shall replicate the same board-and-batten design to maintain architectural consistency.

Section 4 – Submittal and Approval Requirements

Prior to construction, the Owner must submit a complete application package to the ARC, which shall include, at a minimum:

- Site plan showing building location and setbacks
- Building elevations
- Detailed construction plans
- Material specifications
- Color samples
- Grading and drainage plan
- At least one physical material sample

Construction may not begin until written approval is granted by the ARC.

Section 5 – Compliance and Enforcement

Failure to comply with this policy may result in enforcement action as provided for in the Association's governing documents, including but not limited to fines, corrective action, or removal of non-compliant structures.