

Hawks Landing HOA  
Storage Building/ Out building policy

The following policy shall stipulate the conditions under which a storage building or out building shall be eligible for construction with in the Hawks Landing Home Owners Association "HOA. The HOA shall be under no obligation to approve any outbuilding. Each outbuilding plan shall be reviewed on its own merit and may be approved or denied based on the plan provided, the content of the plan and other factors that may or may not negatively impact the overall esthetic appearance of the community.

No prebuilt or prefabricated or non site built buildings will be approved.

In concert with the Declaration Covenant Conditions and Restrictions "DCCR" for the Hawks Landing Home Owners Association all Out buildings/ Storage buildings or other building not affixed to the original structure.

1. Shall be constructed on a poured foundation permanently affixed to the lot utilizing a poured concrete footing.
2. Shall constructed of wood or metal frame.
3. Shall be affixed to the foundation.
4. The exterior elevation of the structure shall use the same building material as the home.
5. Shall contain a minimum of two windows, windows shall match the type and style of the subject property.
6. Shall be painted to match the exterior colors of the home
7. Shall have the same roofing material that is used on the home.
8. May contain one pedestrian door.
9. May contain one larger single "garage" style door, garage style door must match the garage door located on the subject structure. Garage door must be installed so that it faces toward the interior portion of the lot and not towards a neighboring property.
10. Any ramp installed on the structure must be permanent in nature and constructed from concrete.
11. Owner shall obtain all applicable building permits and furnishings a copy of that permit to the home Owners Association.
12. Structure may not be placed in any easement shall be constructed a minimum of five feet from any easement.
13. Structure shall be permitted only in the rear yard of the subject property.
14. May have power.
15. Shall not have any bathroom, restroom, sink, toilet, shower or any other plumbing fixture.
16. Shall not be used for inhabitable or occupation temporary or otherwise and may not be used as a bedroom, short term rental, carriage house or any type of living quarters or any other type of office or business. The building shall be used for the purpose of storing personal property.
17. Shall not utilize a window HVAC system. Should an HVAC system be installed all HVAC shall be either a mini split "ductless" system or a ducted system.
18. Shall not be over 60 Square feet in size.

19. All power must be underground and shall not be above ground and shall be pulled from subject home and shall not have a meter or other connection to the public utility.

All structure request must be submitted through the architectural change request process and submitted to the management company and approved by the ARC committee prior to any work starting.

All request must contain the following, in the event any information is omitted or left out for any reason the request shall be denied and shall be subject to any fees associated with the ARC process. No refunds of any fees shall be provided by the HOA or the management company.

1. Site plan,

- A. Site plan must include location
- B. Adjacent property,
- C. Fence locations,
- D. Locations of any drainage easement or other type easement.
- E. Location of the subject home upon the lot, elevation rendering of all four elevations.
- F. Location of proposed structure.

2. Elevations Rendering

- A. Door Locations.
- B. Window size and type.
- C. Door Type and Size.

3. Detail of exterior finish material.

- A. Roof
- B. Paint Color with Color code
- C. Construction material. IE Siding, Brick
- D. Garage Door
- E. Pedestrian Door.

4. If Structure will have power.

Once approved prior to the start of construction on the property manager must be provided a copy of the applicable building permit.

In the event any property of any kind is damaged common, private or other shall be repaired at the cost of the property owner. In the event the property owner does not take corrective action to repair property damaged during construction or as a result of construction to any common area or easement the HOA may take such corrective actions. All cost of repair and mitigation along with an administration fee in the amount of \$1,000.00 payable to the management company shall be assessed to the subject property and shall be subject to any and all late fees and collections processes.

This policy adopted on \_\_\_\_\_ 2024, By board vote.

Board President Signature: \_\_\_\_\_

Board Secretary Signature: \_\_\_\_\_