

STONEBRIDGE NEIGHBORHOOD ASSOCIATION

Rule Regarding Outbuildings and Detached Structures

Revised July 18, 2022

Pursuant to Article V, Section 5.4, of the Covenants, the Board of Trustees, acting in its capacity of the Architectural Committee, in accordance with Section 5.1 of the Covenants, hereby establishes the following Rules regarding Article VII, Section 7.16 of said Covenants:

Section 1. Definitions. As used herein, the following terms shall have the meanings set forth below:

- a. “*Outbuilding*”. An outbuilding is a structure enclosed on all sides and detached from the primary residence structure.
- b. “*Detached Structure*”. A detached structure is a structure which is not enclosed on any side and is detached from the primary residence structure.

Section 2. Statement of Policy. Due to the maintenance issues with outbuildings that sometimes occur after the original owner leaves the property, installation of outbuildings or detached structures are **strongly** discouraged. However, if a property owner submits a written request and site plan to the Board of Trustees detailing the criteria listed *infra* which is signed and dated by all contiguous property owners indicating their support of the request, the outbuilding or detached structure may be permitted by said Board.

Section 3. Criteria for Outbuildings and Detached Structures.

- a. No more than one of such structures shall be contained on any lot.
- b. An outbuilding shall not be larger than 100 square feet of floor area.
- c. An outbuilding shall not be located more than twenty (20) feet from the primary residence structure.
- d. An outbuilding shall be located to the rear of the primary residence structure and no part thereof shall extend beyond the sidelines of the primary residence structure as if the lines thereof were extended by parallel lines to the rear of the lot.
- e. A detached structure shall not be larger than 256 square feet of floor area with a maximum side length of sixteen (16) feet. No outbuilding or detached structure shall exceed fifteen (15) feet in height, measured at the maximum height of the structure.
- f. A detached structure may contain only one partition. Said partition shall have a maximum width equal to or less than one-half of the width of the side containing said partition and must be centered along that side. Said partition may extend from floor to ceiling.

Section 4. Compatibility. The size, shape, height, materials, colors and location of structures governed by this Rule shall be compatible with that of the primary residence structure.

Section 5. Final Decision. The final decision regarding the approval of any structure governed by this Rule shall be within the sole discretion of the Board of Trustees.