

Willowynd Home Owners Association

Architectural Guidelines

According to the Willowynd Covenants and Restrictions, any improvements made on residences are required to be approved by the Architectural Committee and the Board.

Any improvements made without this approval are by definition in violation of covenants, and if they are not in keeping with the standards set by the committee, are subject to corrective enforcement in order to bring them up to standard.

Outbuildings/Shed Guidelines:

- 1) Site Plan and Landscape Plan (may be hand drawn) and submitted to Architectural Committee along with photographs. See process outlined below.
- 2) The location of the shed must not degrade the appearance of an adjacent neighbor's yard. No storage materials around or on the shed, that is, no ladders, bikes, wheelbarrows or other objects hung on or stored behind, adjacent or in front of shed.
- 3) One (1) outbuilding/shed per property.
- 4) Structure will be wood-framed construction and limited to 1-story.
- 5) The building will have a minimum of 80 sq. ft. and a maximum of 160 sq. ft.
- 6) Siding needs to be similar to the house; either matching brick from the main residence (if brick, may match eave/trim material), hardiplank siding, combination of both, or other approved material. No vinyl or metal siding.
- 7) The roof needs to be architectural asphalt shingles similar in color matching the existing house roof. No vinyl or metal roofing materials allowed.
- 8) Roof shall be gable and with a pitch not less than 6/12. Eave height not to exceed 16 feet. Wall height shall not exceed 8 feet.
- 9) The building shall have a hinged, single or double wood door in the front of the structure; rollup (garage) doors will only be allowed along the side or rear of the structure.
- 10) A minimum of 1 window; 2 preferred

- 11) There needs to be an exposed fascia and an overhang on the roof creating eaves proportionate to structure. The fascia needs to be visible for at least 3 inches. The fascia & trim of the shed need to be painted the same color as the house trim. Other fascia colors may be considered if they are complementary to the structure.
- 12) Foundations shall be compatible to existing terrain, skirted and landscaped so the underside cannot be seen.
- 13) Utilities will be underground and concealed to "soften" the exterior. Window units if used must be concealed from view.
- 14) Landscaping around the building is required to "soften" the appearance from the view of the street.
- 15) The homeowner is responsible to ensure that any structure and foundation comply with local building codes and that all necessary permits are obtained.
- 16) Any additions to the outbuilding/shed must be approved by the Architectural Committee.

Architectural Control Committee Request (electronically via pdf)

- 1) Cover sheet indicating the date of submittal.
- 2) Copy of plat showing location of shed, distances to property lines and proposed landscaping.
- 3) Photo showing proposed location.
- 4) Sketch of proposed shed or photographs.
- 5) List of the materials.
- 6) All submittals must be sent to the Board by the first day of the month. The architectural committee will review and send to Board for final vote. Board will notify the homeowner by the end of the month. (Process to be completed within 30 days from submittal of a completed package).