

# Outbuilding Standard

## The Planters

### BOD Bulletin # 2

#### **Policy and Interpretation of Section 16 OUTBUILDINGS - Planters Covenants**

"Section 16. Outbuildings .. A detached accessory structure may be placed on a lot to be used for a playhouse, swimming pool, tennis court, tool shed, doghouse, garage, or other customary residential use. A garage may also be an attached accessory structure. These structures are allowed so long as they are in good condition, well maintained, and attractive. They may not be unsightly nor adversely affect the value of other lots in the subdivision. Such accessory structures shall not exceed twenty (20) Feet in height or nine hundred (900) square feet in size, and shall conform in exterior design and quality to the dwelling on the same lot. Constructed structures should also match dwelling in color and materials. With the exception of a garage that is attached to a dwelling, an accessory structure placed on a lot shall be located only behind the dwelling, as such dwelling fronts on the street. Such accessory structures shall also be located within side and rear setback lines as required hereby or by applicable zoning law."

**To clarify the above Covenant Section, the Planters Board of Directors, at its meeting of May 14, 2008, ratified the following specifications for Outbuildings as adopted by the ACC:**

- Section 17 (p) of the covenants will be interpreted to apply to the house, garage, swimming pool, or tennis court structure. Section 17 (p) will not apply to playhouses, doghouses, tool sheds, or other storage type outbuildings. "Pre-fabricated or factory built" outbuildings will be allowed for these applications as long as they meet the requirements of Section 16 in the covenants.
- No metal outbuildings will be allowed
- No metal roll up doors will be allowed on playhouses, doghouses, tool sheds, or other storage type outbuildings.

Section 16 states in part "structures should also match dwelling in color and materials". The materials for outbuildings do not have to match the house exactly; the ACC will determine what materials are acceptable using existing outbuildings that were previously approved by the ACC in the Planters as the Standard. For example, because the house has Hardy Plank siding will not mean that the outbuilding has to have Hardy Plank siding.