

Guidelines for Monroe Crossings Homeowners Association Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings and Outbuildings

GUIDELINES

Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, and Outbuildings added to a homeowner's property after (Insert MONTH, DAY, YEAR), must adhere to the following guidelines:

BUILDING DEFINITIONS

POOL PUMP BUILDINGS: Defined as a prefabricated or on-site constructed enclosure that is less than 14 feet high, less than 120 square feet in area and is used for the storage of inground pool pumps. All measurements are to be from ground level (on grade) and include any foundation.

BARNs, STORAGE BUILDINGS and OUTBUILDINGS: Defined as a prefabricated or on-site constructed enclosure that is less than 14 feet high, less than 120 square feet in area and is used for the storage of lawn tractors, garden implements, bicycles and other common household commodities. All measurements are to be from ground level (on grade) and include any foundation.

STORAGE SHEDS: Defined as a Barn, Storage Building, or Outbuilding whose sole purpose is the storage of construction related materials or equipment during building construction.

QUANTITY

- Only one Storage Shed, Barn, Storage Building, Outbuilding or Pool Pump Building per lot will be approved. Under no circumstance shall any combination of two units/structures be approved.

USE

- Storage Sheds, Barns, Storage Buildings, Outbuildings or Pool Pump Buildings shall not, under any circumstances, be used as a living space.

LOCATION

- Pool Pump Buildings may be located only within the rear yard. No structure may be located within 10 feet of the lot lines.
- Storage Sheds, Barns, Storage Buildings, Outbuildings may be located only within the rear yard. No structure may be located within 10 feet of the lot lines.

DIMENSIONS

- Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, Outbuildings Maximum footprint shall be 120 square feet (i.e., 10' X 12' or 8' X 15').
- Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, Outbuildings allowable height shall be 14 feet. All measurements are to be from ground level (on grade) and include any foundation.

STRUCTURE and FOUNDATION

- Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, Outbuildings must include a solid floor composed of either:
 - A 4-inch-thick concrete slab.
 - An integrated floor of suitable building material (e.g. pressure-treated lumber)
 - The area around the foundation must be backfilled; no exposed space under the structure will be permitted.
 - A suitable barrier must be in place to prevent burrowing animals from making a habitat under the structure.
- No dirt or gravel floors will be permitted.
- The exterior walls must be of wooden framed 2 X 4 construction.
- Roof must be sloped to compliment the primary residence. Flat roofs will not be approved.
- All Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, Outbuildings must have a door that latches.

MATERIALS

- Exterior cladding shall match that on the primary residence in both style and color. Exterior cladding shall be wood (like tongue and groove, shiplap, and overlap), metal, vinyl, composite, and stone. No plastic, rubber, fiberglass, or all- metal Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, Outbuildings will be approved.
- Roof shingles should match as closely as possible those on the primary residence in both style and color.
- Windows, if present, should match as closely as possible those on the primary structure in both style and color.

UTILITIES

- Any utilities servicing the Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, Outbuildings must be underground. No above-ground utilities of any type will be permitted.
- Exterior lighting (if installed) shall not exceed one 75-watt light bulb enclosed in a permanent fixture attached to the Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, Outbuildings. Efforts must be taken to shield neighbors from light overrun.

CONSTRUCTION

- Construction shall only begin with written approval of the application by the Board of Directors. Once construction begins, Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, Outbuildings must be completed within 45 days.

MAINTENANCE

- Property owners are responsible for the maintenance of all structures on their property, including the Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, Outbuildings and any landscaping included, and approved, in the initial request.
- No items may be stored outside of, or attached to the outside of, the Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, Outbuildings.
- Pool Pump Buildings, Storage Sheds, Barns, Storage Buildings, Outbuildings doors should be kept closed and latched when not in use.