



Accessory Building

WHEREAS, Article IX, Section 3 of the By-Laws of the Raintree Homeowners Association, Inc. grants power to the Board to promulgate rules implementing and supplementing the Declaration to restrict items placed on the Homeowner's Lots or the Common Areas:

THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby adopts the following policy governing accessory buildings within the community:

WHEREAS, Accessory Building, of the ASC Guidelines indicates that ASC approval is required. Considerations will include, but may not be limited to, the following criteria:

- Materials, including roofing, shall match existing house unless otherwise approved by ASC.
- No more than two accessory buildings shall be permitted per property.
- Maximum size and set-backs are governed by Township guidelines.
- Shall be complimentary to the architectural style of the house.
- Shall be located in the most unobtrusive location possible to adjacent properties.
- Any utilities to accessory building shall be underground.

Examples of accessory buildings include, but are not limited to the following:

- Sheds - colors shall match colors of the existing house
- Gazebos – wood may be left natural, but must be sealed them with a clear or semi transparent latex or oil based stain.
- Greenhouses – wood may be left natural, but must be sealed them with a clear or semi transparent latex or oil based stain.
- Saunas – wood may be left natural, but must be sealed them with a clear or semi transparent latex or oil based stain.

It will be further clarified that no accessory building shall be used to store or park in a temporary or permanent manner any motorized vehicle with the exception of a residential lawn / garden mower. Special variance may be given, with ASC approval for motor bikes.

Any additional accessory building that will be used in the storage or parking in a temporary or permanent manner will require the construction of a garage. The following guidelines are set forth by the ASC for freestanding, not attached to residential structure, garage or accessory building used in the storage or parking in a temporary or permanent manner of motor vehicles.

- Single story unit, no Lofts permitted
- Maximum width of 26 feet and maximum depth of 30 feet
- Maximum internal ceiling height of 10 feet
- Roof peak not to exceed the soffit height of a 2 story dwelling or the roof peak if single story dwelling.
- Latitudinal offset from occupied dwelling of 6 feet to 12 feet
- Gutters must be included
- Concrete floor

Adopted: September 21, 2017

Recorded in the Minutes: April 19, 2018

Michael Raudebaugh

President - Board of Directors