

Strawberry Fields Homeowners Association



Architectural Control Committee (ACC)
Please Submit to ACC at strawberryHOA123@gmail.com

Completed application packet requirements:

1. Completed and signed application
2. Acknowledgement of Applicant to adhere to the ARC & CC&R guidelines
3. Instructions and guidelines
4. Materials, samples, diagrams, blueprints(see guidelines)
5. Construction CANNOT BEGIN until plans have been submitted and approved

Name: _____ Property Address: _____

Phone: _____ Mailing Address: _____

Email: _____ Project Description: _____

INSTRUCTIONS and GUIDELINES for a Shed or Outbuilding

Pursuant to Section 17.05 as stated in the Covenants, Conditions, and Restrictions, Instrument Number 1928462, recorded in Kootenai County, Idaho on September 15, 2008.

Each single-family dwelling unit may be allowed a detached outbuilding. The design shall be architecturally consistent with the single-family dwelling and shall be a size and design determined by the Architectural Control Committee (ACC), in its sole discretion, as being consistent with the common scheme and plan of Strawberry Fields. Following are some general requirements applicable to Detached Outbuildings:

1. Any detached storage building shall be of a similar color and built of construction materials consistent with the primary single-family dwelling on the lot.
2. Any building shall be constructed in a manner consistent with all applicable set-backs arising under these covenants and, where applicable, city code.
3. Nothing contained shall relieve any homeowner from the responsibility to obtain necessary building permits or other authorization from any governmental entity with oversight over the construction of said sheds/outbuildings, including the City of Hayden.
4. No storage building may be used for the purpose of habitation.
5. Setback requirements will be the same as the City of Hayden Building codes for a shed > 120 square feet

No storage building may exceed one hundred and twenty (120) square feet of enclosed space, in total, absent authorization by the ACC based on factors that may include, but are not limited to, the size of the primary dwelling on the lot and whether or not the consent of the adjacent or affected lot owners has been or will be obtained.

Exhibit A

Detached Outbuildings must meet the following minimum requirements. Additional conditions or requirements may be stipulated by the ACC.

Maximum square footage of footprint: 864 square feet

- A. Maximum height: 12 feet from the ground to the roof peak
- B. Roof type/pitch: Type/pitch to match predominate style and pitch of the primary dwelling. For example, if the primary dwelling has a Gable roof with a 6/12 pitch, then the storage buildings roof should match. Roof type is the primary focal point for approval with deviation in pitch allowed to accommodate maximum height requirement. Gambrel roofs (barn style) are prohibited.
- C. Roofing materials: The finished roof must be architectural grade, laminated shingles. The approved color for roofing tile is certainteed weatherwood, black or similar color.
- D. Exterior Color: The exterior of the shed must match the primary dwelling in color.

- E. Foundation: The outbuilding may be placed on a concrete, block or timber/steel foundation in accordance with local building codes. If the foundation extends above grade it must be factored into the maximum height calculation.
- F. Siding: Siding must be lap siding on all four sides of the shed. Materials should match the primary dwelling in appearance.
- G. Plan Submission: The plans for the shed must include at a minimum a plan view elevation, front, side and rear elevation; and a site plan detailing location on the lot with setbacks indicated, all showing dimension and sufficient detail to allow for review.

Generally speaking, sheds which follow the above guidelines will be approved. Any exceptions to the above guidelines may result in rejection of the application or approval with required modifications.

Upon approval shed must be constructed in accordance with the approved plans and must comply with all the guidelines. If upon completion and final inspection by the association the shed is found to be outside the guidelines and/or approved plans then the shed will have to be either modified or removed at the owner's expense.

Applicant will be responsible for meeting all City of Hayden codes and Requirements.

I have read and understand the Instructions and guidelines listed above.

Applicants Signature: _____ Date: _____