

## **Guidelines for Outbuildings in Benson Village**

**Storage Sheds and Temporary Structures.** Owner shall secure ARC approval prior to constructing any Accessory Building. Owner must submit all approved building permits from the County to the HOA management company prior to work being started. There shall be a maximum of one (1) Accessory Building (referred to as “Building” below) permitted to be constructed on a Lot which shall meet the following requirements:

- 1) Building shall not impede or re-route existing storm water drainage.
- 2) Building shall not be located within any swale or drainage easement.
- 3) Building shall be constructed on site and meet all applicable building codes.
- 4) Building shall be the same color, material and architectural style of the main dwelling. Exterior surface material and color must be the same as the majority façade of the dwelling. No metal or plastic buildings are allowed.
- 5) Building’s roof must be comprised of shingles which match those of the main dwelling.
- 6) Building shall be no larger than 12 ft. wide x 12 ft. deep x 10 ft. high measured from the exterior of the building.
- 7) Permanent concrete foundation is required.
- 8) Building must sit behind the rear plane of the home.
- 9) Any utilities servicing building shall be installed underground.
- 10) Building must be screened by evergreen landscaping a minimum of 3 feet in height on all visible sides.
- 11) Building shall not unreasonably obstruct any adjacent neighbor’s view of the Community’s open areas.
- 12) Owners acknowledge that they, or their successors, will be responsible for any future irrigation or drainage issues and/or damages on adjoining property resulting from the installation of the building.

The Board of Directors may adopt and publish rules and regulations governing the construction and maintenance of Accessory Buildings not inconsistent with the provisions of this Section