

Hawks Landing HOA
Detached Garage Policy

The following policy shall stipulate the conditions under which a detached garage shall be eligible within the Hawks Landing Homeowners Association, "HOA". The HOA shall be under no obligation to approve any detached garage. Each detached garage request shall be reviewed on its own merit and may be approved or denied based on the information provided and other factors that may or may not negatively impact the overall aesthetic of the community.

Prebuilt or prefabricated wall frames with site-built exterior detached garages and site-built detached garages will be conditionally approved and in concert with the Declaration Covenant Conditions and Restrictions "DCCR" for the Hawks Landing Homeowners Association, all detached garages:

1. Shall be constructed on a poured foundation permanently affixed to the lot utilizing a poured concrete footing.
2. Shall be constructed of wood or metal frame.
3. Shall be affixed to the foundation.
4. The front of the detached garage structure may not begin past the rear corner line of the home. The height of the garage may not exceed the height of the home.
5. No tandem garages allowed.
6. The roof pitch of the garage must be a minimum of 6/12 pitch with a maximum pitch of 8/12.
7. The exterior elevation of the structure shall use the same building material as the home, limited to fiber cement or brick.
8. May contain up to two windows; windows shall match the type and style of the home.
9. Shall be painted to match the exterior colors of the home.
10. Shall have the same roofing material that is used on the home or a grey or black metal roof.
11. May contain one pedestrian door that is accessible from the side or rear of the detached garage. If a side entry pedestrian door, it must face toward the interior portion of the lot and not towards a neighboring property.
12. May contain one garage door, two single garage doors or one double garage door. Garage door style must match the garage door located on the home. Garage door height may not exceed 8 feet.
13. Owner shall obtain all applicable building permits and provide a copy of that permit to the Homeowners Association.
14. Structure may not be placed in any easement and shall be constructed a minimum of five feet from any easement.
15. Structure shall be permitted only in the side yard of the subject property.
16. May have power.
17. Shall not have a bathroom, restroom, toilet, or shower however a sink is permitted.
18. Shall not be used for habitable or occupation, temporary or otherwise, and may not be used as a bedroom, short term rental, carriage house or any type of living quarters or any other type of office or business. The building shall be used for the purpose of storing personal property only.
19. Shall not utilize a window HVAC system. Should an HVAC system be installed, all HVAC shall be either a mini split "ductless" system or a ducted system.
20. Shall not be over 440 square feet in size.
21. All power and plumbing must be underground and shall not be above ground and shall be pulled from subject home and shall not have a meter or other connection to the public utility.

All structure requests must be submitted through the architectural change request form and submitted to the management company and approved by the ARC committee prior to starting any work.

All requests must contain the below information. In the event any information is omitted or left out, the request will be denied and shall be subject to any fees associated with the ARC process. No refunds will be provided by the HOA or the management company.

1. Site plan, which must include:

- B. Adjacent property
- C. Fence locations
- D. Locations of any drainage easement or other easement type
- E. Location of the subject home upon the lot, elevation rendering of all four elevations
- F. Location of proposed structure

2. Elevations Rendering

- A. Door Locations
- B. Window size and type, if applicable
- C. Door Type and Size

3. Detail of exterior finish material

- A. Roof
- B. Paint Color with Color code
- C. Construction material. IE Siding, Brick
- D. Garage Door
- E. Pedestrian Door

4. If Structure will have power and/or plumbing.

Once the ARC is approved and prior to the construction of the detached garage, the owner must provide a copy of all applicable building permits to the property manager.

In the event any property of any kind is damaged (common, private or other), it shall be repaired in comparable or better condition prior to the damage at the cost of the property owner. In the event the property owner does not take corrective action to repair the property damaged during construction or as a result of construction to any common area or easement, the HOA may take such corrective actions. All cost of repair and mitigation along with an administration fee in the amount of \$1,000.00 payable to the management company shall be assessed to the subject property and shall be subject to any and all late fees and collections processes.

This policy adopted on _____ 2024, By board vote.

Board President Signature: _____

Board Secretary Signature: _____