

Silver Springs HOA
Storage Building Policy

The following policy shall stipulate the conditions under which a storage building shall be eligible within the Silver Springs Homeowners Association, "HOA". The HOA shall be under no obligation to approve any storage building. Each storage building 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, non-site-built storage buildings and site-built storage buildings will be conditionally approved and in concert with the Declaration Covenant Conditions and Restrictions "DCCR" for the Silver Springs Homeowners Association, all storage buildings:

1. Shall be constructed on a poured foundation or affixed to the lot utilizing a poured concrete footing. Block foundations are not permitted.
2. Shall be constructed of wood or metal frame.
3. Shall be affixed to the foundation or poured concrete footers.
4. The exterior elevation of the structure shall use the same building material as the home, limited to fiber cement, LP Smart siding or brick.
5. May contain up to two windows; windows shall match the type and style of the home.
6. Shall be painted to match the exterior colors of the home.
7. Shall have the same roofing material that is used on the home or a grey or black metal roof.
8. May contain one pedestrian door or one double door.
9. May contain one larger single "garage" style door. Garage style door must match the garage door located on the home. Garage door must be installed so that it faces toward the interior portion of the lot and not towards a neighboring property.
10. Any ramp installed on the structure must be permanent in nature and constructed from concrete or wood.
11. Owner shall obtain all applicable building permits and provide a copy of that permit to the Homeowners Association.
12. Structure may not be placed in any easement and shall be constructed a minimum of five feet from any easement.
13. Structure shall be permitted only in the rear yard of the subject property.
14. May have power.
15. Shall not have a bathroom, restroom, toilet, or shower however a sink is permitted.
16. 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.
17. 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.
18. Shall not be over 120 square feet in size.
19. 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 storage building, 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: _____