

Hill Farms Architectural Review Committee

Fact Sheet 4

Storage Sheds and Outbuildings

The Hill Farms Architectural Review Committee continues to receive inquiries and requests to approve storage buildings and other free standing buildings. The property covenants and deed restrictions in the Hill Farms neighborhood **do not permit** free standing accessory buildings in this area.

The Architectural Review Committee and the Board of Directors in August 2004 approved a policy to try to clarify accessory buildings on individual properties. The policy reads as follows:

"Structures accessory to residences are divided into two parts:

"Category A may be detached from the residence and is considered landscaping. Included are gazebos, play sets, arbors and playhouses which are movable (no concrete base), have a floor area not greater than 30 square feet, and have doors no wider than 18 inches."

"Category B may not be detached from the residence and is considered therefore structural addition to the residence. Included are garages, work shops, storage sheds, decks and playhouses exceeding the above limitations. These structural additions will be submitted to and reviewed by the ARC as are all others."

Category A improvements are considered to be landscaping and do not require HFARC review and approval. Category B improvements do require HFARC review and approval.

Generally, storage buildings, work shops, etc. can be designed as a small addition to the rear of the residence or garage using building materials and design that is consistent with the residence, including siding, windows, roofing and the like. This could meet people's additional storage needs while being consistent with property covenants and deed restrictions.

University Hill Farms covenants and deed restrictions specify: "The Architectural Review Committee shall exercise its powers herein in accordance with the following purposes and standard:

"(1) To assure the most appropriate development and improvement of the (various Hill Farm additions).

"(2) To protect each owner of a lot against improper uses by any other owner.

"(3) To preserve so far as practicable the initial beauty of the subdivision

"(4) To guard against the erection of poorly designed or poorly proportioned structures, or structures built of improper or unsuitable material.

"(5) To encourage and secure the erection thereon of attractive, adequate sized homes, which conform and harmonize in external design with other structures to be built in the subdivision which are properly located upon the lot in accordance with its topography and finished grade elevation.

"(6) To provide for high quality improvements which will protect the investments made by purchasers of such lots."

The current Hill Farms Architectural Review Committee strives to continue and achieve the above noted purposes and standards.

Applications for HFARC review and action can be obtained from **Russ Kowalski 233-4330** plan review subcommittee chair or **Tom Favour 238-4943** HFARC chair.

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