

Architectural Control - Poplar Woods Section 3.05

Exterior Freestanding Detached Structure

Definition:

Examples of exterior freestanding detached structures include storage sheds, gazebos, doghouses, greenhouses, tents, etc.

Appearance:

Generally, the ARC will review materials, colors, location, scale and massing of the proposed structure to determine compatibility of the proposed structure to surrounding structures and sites. The intent is to preserve the architectural character of the neighborhood with specific emphasis given to the maintenance of a cohesive neighborhood architectural style. This "style" incorporates the scale, materials, details, massing, color and design intent of the original structures. Every application will be reviewed on an individual, case-by-case basis.

Chain link outdoor dog runs or animal cages are prohibited.

Location:

All exterior freestanding detached structures will be confined to the rear yard. The location for these structures will typically be governed by the maximum building area that is defined by the setbacks on the plat in respect to the minimum setback requirements from the property line. The ARC will review each application on an individual basis and approvals will be granted on this basis. A prior approval of an application does not guarantee subsequent approvals on the same or other lot.

The placement of doghouses must also take into consideration safety concerns, noise minimization, the possibility of offensive odors, and not be visually offensive to neighbors and public areas. "Visually offensive" shall be judged by the ARC applying a standard of reasonably objective, rather than just the subjective views of neighbors.

Materials:

Materials for use on any detached structure will meet or exceed the materials used in construction of the original structure. Compliance with the "current" edition of the Johnston County building codes will be considered meeting the "minimum" standards of construction. The ARC reserves the right to require homeowners to **exceed** these standards if it is deemed necessary to maintain the architectural intent of the original structure. In general, the ARC's

objective is to maintain the quality of materials and workmanship that are present in the original structure.

Accessory structures, such as storage sheds must be of similar architecture to the main home. If the home has hardi-plank, the structure must have hardi-plank. If the main structure has vinyl, then the accessory structure to have hardi-plank or some other type of material with a horizontal pattern. No vinyl siding is allowed for detached structures.

The accessory structure must be the same color as the main home, and have the same type of shingles and color. The shed must be in proportion to the house, but in no case shall exceed 120 feet in total floor space.

Applications must include details of the foundation (e.g. concrete pad) or anchors for such structures.

Requirements:

All exterior freestanding structures shall maintain proper drainage on the site. If a structure is planned, homeowners are required to provide a plan that details drainage patterns and runoff as a result of the new structure.

If electrical service will be provided to the detached structure, the application must include details of how that service will be run and must comply with all applicable electrical codes and regulations. Overhead electrical service is not permitted in Poplar Woods at Flowers Plantation.

The shed must be permanently affixed to the ground via a concrete slab floor.

*****Metal or vinyl storage structures will not be approved.*****

All external detached freestanding structures must comply with all applicable Johnston County regulations, ordinances, permit requirements and inspection requirements. Johnston County standards are the minimum requirement and the Poplar Woods at Flowers Plantation standards may be more stringent. A survey map of the property, exterior structure plans (including materials, dimensions, etc.) and its placement, as well as neighbors' signatures in view of the structure are required with each application. According to local city requirements, a building permit and inspection of the structure (and possible electrical work) by Johnston County may also be required. It is the responsibility of the homeowner to comply with local state and federal requirements even if they have previously received approval by the POPLAR WOODS AT FLOWERS PLANTATION Architectural Review Committee.