

# **BUCKHEAD HOA BOARD OF DIRECTORS & ACC**

## **Guidelines for Shed/Outbuilding Approval As Directed by the Covenants and Restrictions of the HOA**

- 1. All requests for construction of sheds/outbuildings must be approved by the Architectural Control Committee (ACC) prior to construction. (page 2 Article III)**
- 2. All such building plans must “show the nature, kind, shape, height, materials, location and all other reasonable detail.....as to harmony of external design and location in relation to surrounding structures and topography”. (pages 2 & 3 Article III)**
- 3. “The approval of such plans and specifications shall be in the sole discretion of the ACC and shall be based upon the following factors:**
  - a) Harmony of exterior design with existing or proposed improvements to the Lots and the overall Properties.**
  - b) Character and quality of exterior improvements.**
  - c) General quality in comparison with existing improvements to the Lots.**
  - d) Location in relation to surrounding improvements.**
  - e) Location in relation to topography.**
  - f) Changes in topography.**
  - g) Aesthetic considerations.” (pages 4 & 5 Article III)**
- 4. “If any improvement is constructed or altered without the prior written approval of the ACC....the owner of such improvement shall cause such improvement to be removed....the owner of such improvement shall be liable for payment of all costs associated with such removal....” (page 5 Article III)**

5. **“No outbuilding or other structure shall be permitted unless the structure is located to the rear of the rear corners of the residence or to one side of the residence....as specifically approved in the discretion of the ACC....and is aesthetically integrated with the residence in terms of design, placement, size and utility” (page 6 Article III)**
6. **“The roof of any building shall have a minimum roof pitch of 6/12” (page 8 Article VII)**
7. **“No structure of any kind that is known as ‘factory built’, ‘modular’, or ‘mobile home’ construction shall be placed or permitted to remain on any Lot” (page 13 Article XXI)**
8. **“The exterior finish of each side of each dwelling unit and accessory structure shall be stucco, brick, wood or such other material as may be specifically approved by the ACC....the finish of each structure shall be consistent on all sides of the structure” (page 14 Article XXIII)**

**“The purpose of this Article in providing the ACC with the authority to approve or disapprove plans and specifications for all improvements constructed on the Lots is to maintain the value of all Lots and to protect all Owners against a diminution of value resulting from the construction of a residence or other structure incompatible with the proper development of the Properties” (page 4 Article III)**

**Attached, please find examples of sheds that could be approved. Joe and Nancy Hannon (the original ACC) set the standards for all construction; the Board feels it is in the best interest of the neighborhood to keep their standards in place.**

\*\*\* PLEASE NOTE THAT THE BUILDING OF A SHED OR SIMILAR STRUCTURE MAY BE SUBJECT TO COUNTY OR CITY PERMITTING REQUIREMENTS. PLEASE BE GOVERNED ACCORDINGLY \*\*\*









