

The Quarry Garden House Guidelines

All garden houses shall meet all applicable requirements of Monclova Township, Springfield Township and the Deed Restrictions & Guidelines of the Salisbury Quarry Homeowner's Association. The intent of the garden house is for a storage facility and not to be used as a living space.

Application Process

An application and site plan showing the location and size of the proposed garden house along with dimensions to the existing house and property lines shall be submitted to the Salisbury Quarry Homeowner's Association Board for approval. Additionally, submission of landscape plans and/or changes must be included. Upon acceptance by the SQHA Board, the homeowner shall obtain all necessary permits from Monclova Township/Springfield Township prior to the commencement of construction. There is no appeal process of the decision of the SQHA Board. The approval or disapproval of the garden house is final. You can obtain the Architectural improvement/modification form on the website at www.thequarry.us.

Note: Article II Architectural Control 2.1 in the Declaration of Restrictions, must submit the architectural modification form to the Board for approval prior to starting the project. If you have any questions please contact the Chair of the Architectural Review Committee, arc@thequarry.us. The Board shall approve, reject or approve with modifications all submissions within 30 days after submission of the plans and specifications required hereunder. Failure to respond within such a period shall be deemed disapproval of the submission. Incomplete forms will be returned. Documentation submitted for review becomes the property of the Salisbury Quarry Homeowner's Association.

Location

- The garden house shall not be seen from the road and every attempt to screen the garden house from the view of neighbors must be made.
- Whenever possible the garden house shall be a structural extension of the house.
- Lots that back up to a body of water are **prohibited** from having a garden house.
- **Corner lots are prohibited from having a garden house set back in the yard** as it would be in the front yard of an adjacent neighbor.
- On lots that back up to other homeowner's lots the requestor shall either: place the garden house directly against the house or obtain written "buy in" from their neighbors as to the placement of their garden house.
- PLAT 10 Only Per DR ARTICLE 1, 1.1:...Lots 267,268,269,270,271,272,273,274,275,276 of the Plat may include a detached private garage of not more than 22 feet by 24 feet deep.

Foundational floor must be composed of either:

- 4 inch concrete slab (preferred)
- An integrated floor of suitable building material (i.e.: pressure treated lumber)
- The area around the foundation must be either backfilled or a suitable barrier must be in place to prevent burrowing animals from making a habitat under the garden house.
- NO DIRT OR GRAVEL FLOORS PERMITTED

Size

- Maximum footprint shall be 150 square feet (ie:10X10 or 8X12)
- Maximum allowable height shall be 12 feet
- Rectangular shape preferred

Appearance

Appearance should be harmonious in nature with the home on the property in:

- General appearance
- Materials
- Exterior cladding must match the primary residence in style and color
- Exterior cladding shall be wood or vinyl. NO PLASTIC, RUBBER, FIBERGLASS OR ALL METAL SHEDS WILL BE APPROVED.
- Must have shingles that match the house and be sloped to compliment the primary residence.
- Exterior walls must be a wooden frame (i.e.: 2X4) construction.
- Must include at least one door, no less than 30 inches wide, preferably on the front elevation.
- Structure must include at least one glass window on at least two elevations. Windows should match as closely as possible to the primary residence.
- Special considerations of an attached structure will be dealt with on a case by case basis. Size and appearance must match the house and follow existing guidelines.
- All garden houses must have a secure lock on the door
- **No barn style structures of any kind are allowed**

Utilities

- Any utilities servicing the garden house MUST be underground. No above ground utilities of any kind will be permitted.
- Garden houses must have electrical capabilities- Exterior lighting should be sensitive to light overrun affecting neighbors.
- Water service preferred

Landscaping

- Structural landscaping is preferred and such a landscaping plan must be presented to the board along with the garden house proposal
- Garden house, landscaping and surrounding property is to be maintained in first class fashion per HOA deed restrictions.

Maintenance:

- Property owners are responsible for the maintenance of all structures on their property, including the garden house and any landscaping included and or approved, in the initial request.
- No items shall be stored outside of, or attached to the outside of the garden house.
- No pets of any kind shall be kept in the garden house.

Approved by the SQHA Board 3/2/16