

Dear Homeowner:

The Door Creek Home Owners Association's Covenants state: The Architectural Committee or any Owner shall have the right to enforce by any proceedings at law or in equity all restrictions, conditions and covenants created or imposed herein, against any person or persons violating or attempting to violate any covenant, by any action to either restrain violation or to recover damages, or both including reasonable attorney fees. Failure to enforce any covenant, condition or restriction herein shall in no event be deemed a waiver of the right to do so thereafter. In the event of a violation of this Declaration the Committee shall have the right to assess and collect from the violating party a fine for such violation equal to the greater of (i) the actual damages suffered on account of the violation, or (ii) the sum of \$100.00 per day for each day the violation remains outstanding plus (iii) all costs of collection and enforcement, including actual attorney fees.

The Architectural Committee has the responsibility to enforce the Covenants & Restrictions. To accomplish this responsibility, the Architectural Committee has developed applications for commonly requested improvements. The "Shed Application" you requested is below along with the Architectural Committee checklist. An as-built drawing and a copy for the Madison City Building permit must also be attached to this application.

Section B-14 Outbuildings:

Shed Construction:

1. Only one outbuilding is allowed on a lot.
2. The outbuilding will be constructed using the same materials as the main dwelling.
3. The outbuilding shall not exceed 144 square feet. Wall height will not exceed 8 feet, and the roof style and shingles will match the main dwelling.
4. The floor must be made of a sturdy material, using either wood, concrete, or steel.
5. All outbuildings must be painted and maintained in a color that matches the home constructed on that lot. Vinyl siding matching in color to that of the home may also be used.
6. Homeowners are responsible for removing/relocating any non-complying structure.

Outbuilding Usage:

1. The outbuilding doors should remain closed when not in use.
2. People and animals may NOT live in the outbuilding.
3. The outbuilding at all times is maintained in good condition and repair.
4. If the outbuilding is no longer in good condition as deemed by the Committee; it must be either completely repaired to the standards or removed from the Lot within 30 days at the Home Owner's expense.

In addition to the Door Creek HOA restrictions, the City of Madison has placed the following restrictions on installing an outbuilding on your lot:

City of Madison Outbuilding Guidelines:

1. Only one accessory building is allowed on a lot.
2. Size. The accessory building shall not exceed 144 square feet in area.
3. Height. An accessory building shall not exceed the height of the principal building or twelve (12) feet, whichever is lower. (Note: Door Creek HOA restricts building wall height to 8 feet , so building may not go to 12 feet as described by city.)
4. Placement. Accessory buildings may be located in the following locations:
 - A. A minimum of three (3) feet setback from the principal building.

B. Within the building envelope.

C. In a rear yard setback, a minimum of three (3) feet from any property line.

D. In a side yard setback, if located behind the rear plane of the principal building, a minimum of three (3) feet from any property line.

e. In the side or rear yard setback of a corner lot, a minimum distance from the street side lot line equal to the setback required for a principal building.

f. In the rear yard setback of a reversed corner lot, no closer to the street side lot line than the front yard setback of the adjacent property, for the first twenty-five (25) feet from the common property line. Beyond this distance, the minimum setback shall be equal to the setback required for a principal building.

5. Approval for an accessory building. No accessory building shall be erected, placed or altered on any lot until the construction and site plans have been approved by the Architectural Control Committee. No building permit shall be issued by the City of Madison unless the building plans and site plan have been approved in writing by the Architectural Control Committee. This approval shall appear in writing along with the construction and site plan when plans are submitted to the City of Madison for review

Please complete the application and return to the Association, at the address listed below. The Architectural Committee will act on your request and return a copy to you, with their actions noted, within 30 days of receipt. You will have 90 days to complete construction before the Committee inspects for completion. DO NOT assume approval - please wait to install the shed until you receive approval. If you have any questions or want to discuss this issue further, please feel free to contact the Homeowners' Association's ACC at http://www.doorcreekhoa.com/contact_list

Thank you for your cooperation.

Door Creek Homeowners Association
P.O. Box 151
Cottage Grove, WI 53527

Door Creek Neighborhood Association Outbuilding Application

(To be completed by homeowner)

Homeowner Name: _____

Address: _____

Primary Phone: _____

Email: _____

APPLICATION DATA: (to be completed by Homeowner)

I/We request approval to install a shed in the location as shown in colored pencil/pen on the attached copy of our as-built drawing. (Note: The Committee cannot act without the copy of your as-built to confirm location of house relative to property lines and the proposed location of the shed.)

I/We will install the shed in full compliance with the shed rules listed above. Our proposed shed dimensions (in feet) will be:

Width: _____ Length: _____ Wall height: _____ Height (tallest point): _____.

I/We have included a photo, drawing or plans to illustrate the final appearance of the shed. It will be located as shown on the as-built drawing. It will be constructed of materials (siding, roofing, trim) to match the residence and finished to match the home in color and trim. We will complete the construction within 90 days from approval.

Homeowner Signature: _____ Date Mailed: _____

SHED REVIEW CHECKLIST (To Completed by the Architectural Committee.)

Shed Location Checks:

- ☐ Yes ☐ No - As-Built clearly shows locations / dimensions / set backs
☐ Yes ☐ No - Clear of City set backs
☐ Yes ☐ No - Clear of other limits site

Plan and Construction:

- ☐ Yes ☐ No Shed - design and size acceptable
☐ Yes ☐ No Shed - material will match house: siding / roofing
☐ Yes ☐ No Shed - finished color will match house: base color / trim

APPLICATION REVIEW: (to be completed by the Architectural Committee):

Your shed request as submitted is:

- ☐ **Approved** (You may construct the shed requested within the rules as shown.)
☐ **Conditionally Approved** (Provided you make the following modifications to your plans.)
☐ **Not approved** (You may resubmit revised plans for reconsideration if problems corrected.)

Architectural Committee Reviewers (Please sign and date)

1. _____ Date: _____
Joel Hughes
2. _____ Date: _____
Scott Jensen
3. _____ Date: _____
Curtis Knox
4. _____ Date: _____
Todd Littel
5. _____ Date: _____
Megan Mathison

ACC notes (if applicable):
