

# HIDDEN COVE –PHASE 4 ACCESSORY BUILDING INSTALLATION GUIDELINES

1. No structure other than the primary residence shall have a footprint larger than eight (8) feet by ten (10) feet unless otherwise approved by the Design Review Committee. Where there is a six-foot cedar fence surrounding the rear yard, a shed can be approved up to 120 square feet.
2. Prior to construction, the Design Review Committee must approve all plans for accessory buildings.
3. The structure can only be one (1) story and shall not exceed eight (8) feet in height for barn style and (10) feet in height for gabled roof, unless otherwise approved by the Design Review Committee.
4. The exterior color and roof of the accessory building must match the primary residence.
5. Sheds, doghouses and dog runs not attached to a foundation may be erected in a required side or rear yard. Sheds, doghouses and dog runs attached to a foundation can only be erected in the rear yard (AMC 21.45.030 (A)).
6. No separate accessory building shall be erected closer than ten (10) feet to any principle structure on the lot or an abutting lot or tract (AMC 21.45.030 (B)).
7. All property setbacks must be met (AMC 21.40.030(G)). The accessory building overhang (roof eaves) may not encroach into the area defined as a setback. The setbacks for each subdivision are listed for your convenience: Variances may be granted under certain conditions, if warranted.

<u>Subdivision</u>	<u>Front</u>	<u>Side Street</u>	<u>Side</u>	<u>Rear</u>
Hidden Cove 4	25 feet	15 feet	7 feet	20 feet

8. No accessory building (which includes dog-house, dog-run, shed, greenhouse, wood-piles, play equipment, etc.) or any other structure similarly incompatible with the landscaping schemes shall be allowed in the landscaping/buffer or utility easements.
9. An accessory building must be completed within ninety-(90) days following commencement of construction.
10. All completed accessory buildings must closely match all drawings, elevations or artist conceptions submitted to and approved by the Design Review Committee. Failure to do so may require costly corrections.