

First Colony Community Association

STORAGE BUILDINGS

Article VIII, Section 5 of the Declaration of Covenants, Conditions, and Restrictions for First Colony (the "deed restrictions") require that:

. . . plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alternatives shall be submitted to the Modifications Committee for approval . . .

The following guidelines have been developed to assist homeowners in complying with the above requirement of the deed restrictions. A **Modifications Request form must be submitted prior to installation.**

Submittal requirements include completing and signing a modifications request form. Also attaching a survey site plan (must show property lines, set back lines and utility easements in relation to the storage building) indicating the location and including a picture or diagram showing color, materials, size, etc.

Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the homeowner incurring unnecessary expenses to modify or remove the modification and being subject to fines.

Location and Dimensions

Storage buildings shall be located in the rear yard so that they are screened from public view to the maximum extent possible by permanent structures (such as house, garage, or wood fences). For corner lots and lots backing up to major boulevards, storage buildings shall be placed on the interior side of the lot. Storage buildings are not recommended for placement in utility easements and are done so at the owner's risk. Any outbuilding, including portable structures used for accessory or storage purposes, shall be limited to a maximum height of eight feet (8') and one hundred twenty square feet (120 sq.ft.) of floor space. Landscape screening may be required. Particular care must be taken in building placement when the house is on a golf course, landscape reserve, or if the property has a metal fence and the yard is visible from public view.

Materials and Color

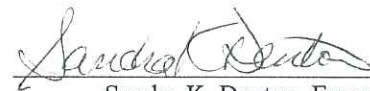
All wood storage buildings shall correspond to the style, color, and architecture of the residence. Roofing must match the color, style, and weight. Siding must match in color and style. Metal storage buildings are acceptable provided they are fully screened from public view. Metal storage building roofs must be painted to match the color of the house roof shingles. Vinyl storage buildings are permitted, provided they fall within all of the size and placement restrictions. They should be a "neutral" color and fully screened from public view.

Maintenance

All storage buildings must be maintained in such a fashion that they do not detract from the neighborhood.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.

The FCCSA Executive Director approved these guidelines on the 25th of April, 2002 based on authority by the Board of Directors. Changes to these guidelines may be made at any time without prior notice.



Sandra K. Denton, Executive Director