



The
Heritage Knolls
Architectural
Review
Committee

SHED/OUTBUILDING POLICY~POLICY STATEMENT

Effective: June 6, 1996

HERITAGE KNOLLS SUBDIVISION

The Architectural Committee will review requests for shed/outbuildings subject to the following:

1. You will need to provide the committee *two* scaled drawings (a copy of your survey can be used to make the drawing) showing the location, and *detail* for the shed/outbuilding you wish to construct on your property.
2. Any electrical service to the structure shall be provided via underground cable and pursuant to the local Building Code.
3. No driveway of any type shall be provided to the structure.
4. Architectural design shall be consistent in design, material and color scheme as the main residence. For example, and not by way of limitation, the lower portion of the structure should utilize the same type of brick and roofing shingles as is used on the principal residence and any siding must be vertical cedar lap siding stained in a color which compliments the principal residence. The exterior brick shall cover fifty (50) percent of the two sides and rear walls.
5. The structure can not be located within an easement or side/rear yard set back area.
6. The size of the building shall not exceed 120 square feet, shall not exceed 12 feet in height at any point, and will be located as is shown on the attached survey.
7. Screening for the structure with two (2) live plantings, such as evergreens or shrubbery of a minimum height of three (3) feet, shall be provided adjacent to the two sides and rear of the structure.
8. You will, of course, need to obtain a building permit from the Village of Frankfort and insure you comply with all Village ordinances. A Qualified contractor with experience in this type of construction should be used for the installation.

It is requested that two weeks be given to the Architectural Committee, after your plans are submitted. This time is needed to review and comment on any plans or proposals you submit.

The two drawings do not have to be professionally drawn, however, they should be a reasonably accurate representation of the structure.