

## **Jacquelynn Downs Homeowners Association Detached Building Standards**

On August 2, 2004, a poll was sent to all Jacquelynn Downs homeowners whose email address is registered with the Jacquelynn Downs Homeowners Association (JDHA). The poll was used to survey the neighborhood's feeling towards allowing a detached garage to be built by a homeowner within the subdivision. Approximately twenty-two homeowners responded to the poll by way of an email response. An additional response was given by way of a phone conversation. Based on the feedback, the JDHA Board of Directors (the Board) as well as Architectural Control Committee (ACC) came to the conclusion that a set of standards for detached buildings need to be created.

This document will outline the standards needed to construct a detached building within the Jacquelynn Downs subdivision.

Unless stated otherwise, all buildings must meet or exceed the city of Madison's zoning, building, and fire codes.

All buildings must be permanent structures and cannot be those purchased or otherwise obtain from a manufacture of pre-fabricated or fabricated buildings. All buildings will either have a concrete slab floor or a wood floor creating a crawlspace. Only one detached building besides the main residence is allowed per lot.

All buildings are restricted to be one story. Any attic space within the structure will not constitute a second level to structure unless it is artificially heated or cooled.

All buildings must have a 100% brick exterior. The brick and mortar must be the same as brick and mortar used in the construction of the main residence. Gables, soffits, and fascia can have exteriors made from material other than brick provided that the main residence's gables, soffits, and fascia have exteriors made from material other than brick. Whenever non-brick material is used, it must match in color, size, and texture of the main residence. The masonry style of the detached building must match that of the main residence that would include but not limited to quoin corners, keystones, and etc.

All doors, windows, and exterior lighting fixtures must match the main residence. All buildings will have gutters and downspouts that match the main residence's gutters and downspouts.

The roof's pitch and shingles must match the main residence's roof pitch and shingles both in style and color. The detached building's roof can be no taller than main residence's roof regardless of lot elevation.

Existing driveways cannot be extended more than twenty feet from the existing driveway to accommodate the detached building.

For lots whose rear property line abuts a lot of another residential lot within the subdivision, the rear setback for any detached building must be at least eight feet. For all other lots, the city of Madison's zoning rules will dictate the rear setback.

Only 25% of the lot may be under roof.

In addition to the documentation that must be presented to the ACC as outline by the covenants for permission to build a detached building, an expected start and completion date must be provided with the documentation. All construction must be completed within 365 days after the ACC approves the request to build. Construction will be considered complete upon obtaining the final inspection from the city of Madison or its representative building department. If construction has not been completed within 365 days, the Board reserves the right to take action against the homeowner as outlined by the covenants. Deviation or variation in submitted plans that affect the style, size, color, or any other visible artifact must be submitted to the ACC in writing and subsequently approved by the ACC. The ACC has ten days to approve or disapprove any deviation or

variation from the originally submitted plans. All deviations or variations that are not approved within ten days will automatically be approved by default.

The ACC must inform all property owners (adjacent owners) whose property directly abuts the property that is owned by the homeowner seeking permission that a detached building request is under review. The ACC must notify the adjacent owners within fourteen days after receiving the building request. If at least a two-thirds majority of adjacent owners object to the building of the detached structure then the ACC cannot grant the request to build the structure.

The following is a plain-English summary of the standards:

- No sheds or storage closets.
- Only one additional single story building per lot is allowed.
- The building must have a brick exterior on all four sides.
- The brick, mortar, and masonry style must match the main residence.
- All windows, doors, and light fixtures must match the main residence.
- The roof's pitch, shingle color, and style must match the main residence.
- Gutters and downspouts must be used and be the same color and style as the main residence.
- If rear property line is shared with another lot within Jacquelynn downs then the rear setback for a building must be at least eight feet. Otherwise the city of Madison zoning rule is to be used.
- No more than 25% of a lot can be under roof that includes unheated spaces like garages, porches, and sunrooms.
- All plans, deviations, and variances must be approved by the ACC and building must be completed within one year.

