

SADDLE RIDGE

ARCHITECTURAL CONTROL COMMITTEE

Accessory Building Guidelines

A meeting of the Architectural Control Committee was held February 28, 2005 to set accessory building guidelines for Saddle Ridge site condominium units. These guidelines were reviewed and amended September 17, 2012 by the committee and May 20, 2021 by the association board.

The Bylaws attached to the Master Deed for Saddle Ridge state that one additional detached structure of a size determined by the Architectural Control Committee will be permitted for storage or accessory garage space.

The committee has determined that only accessory buildings that meet the following criteria will be considered in Saddle Ridge:

1. **Material and Color:** Material and color should be similar to the materials used on the house. If they can not match, an earth tone is preferred, and the deviation must be approved by the HOA board. The building must have a floor, preferably concrete if the structure is being built on site. If the building is to have shingles, they should be similar to the shingles on the house.
2. **Size:** 252 sq. ft. maximum.
3. The distance between an accessory building and any principle building shall not be less than 10 ft.
4. Accessory buildings shall be located behind any living area or garage. An accessory building shall not be located closer to the side line than the required minimum side yard set back of the principal building. (10 feet.) An accessory building shall not be located closer to the rear lot line than the required minimum rear yard building set back for the principle building (30 feet); provided however, that an accessory building that has an area of 150 sq. ft. or less may be located within 5 feet of the rear lot line. If the rear lot line abuts an undeveloped common area, the Committee may use discretion in this area. If the rear lot line abuts the sideline of an adjacent lot, then such an accessory building shall not be closer to the rear lot line than the minimum required side yard building set back (10 feet). It should also be behind front line of their house / garage. See the drawing below. On non-corner lots, sheds are acceptable in either A, B, C, D or F providing they meet the set-backs set forth above. On corner lots, sheds are acceptable in either B, C or F providing they meet the set-backs set forth above.

5. Accessory buildings are prohibited within a utility, floodway or storm water easement.
6. The Township of Algoma may have additional accessory building guidelines and homeowners should first check with Township of Algoma before building an accessory building. If the accessory building is greater than 150 square feet, a zoning permit shall be obtained from the Township and a copy of the zoning permit shall be forwarded to the Architectural Committee to be retained on file. If the accessory building is greater than 200 square feet, a zoning permit and a building permit shall be obtained from the Township and a copy of both shall be forwarded to the architectural committee to be retained on file.
7. Approval Process: Submit accessory building plans showing the size, height, materials, color and exact location to the Architectural Control Committee. The Committee may take into consideration the view line of other homes, landscaping requirements and other aesthetic matters when making its' determination.

