



## Proposed Architectural Guideline for Storage Area Cover – Version 4

January 17, 2017

The Declaration of Condominium, Article 9.4 reads as follows:

*No Unit Owner shall make or permit to be made any internal material alteration, addition or modification to his Unit, without the prior written consent of the Association or Developer. No Unit Owner shall cause the balcony, porch, or terrace which is abutting, or part of his unit to be enclosed or cause any improvements or changes to be made therein without the written permission of the Association or Developer. No Unit Owner shall cause to be made any modification or installation of electrical wiring, television antenna system or connections whether inside or outside the Unit or in any manner change the appearance of any portion of the Condominium Property. No unit Owner may cause any material puncture or break in the boundaries of his Unit. No Unit Owner shall grow or plant any type plant, shrub, flower, etc. outside his Unit without the prior, written consent of the Association. All Units above ground level shall maintain fully carpeted floors in said Units at all times (except in the kitchen and bathroom areas).*

The Association recognizes that some owners will wish to protect items kept in the storage area from being damaged by exposure to the elements and that a cover would minimize these effects. The Association will permit the owner(s) of a unit to install a cover over the top of the storage area in accordance with this guideline/specification.

Any variation from this approved guideline must be requested and submitted to the Middlebrook Pines Board of Directors for approval **prior** to making the alteration. Failure to do so may result in the removal of the cover at the owner's expense.

### Guideline/Specification

**Option One:** The storage cover shall be horizontal from the back edge (brick wall) to the front edge of the storage area.

**Option Two:** The storage cover shall be sloped with the back edge (brick wall) up to 9 inches above the height of the fence, and slope forward to rest on the front edge of the storage area.

- 1) The approved materials are asphalt shingles, wood shingles, rolled roofing, wood paneling, or metal paneling. **THE COLOR OF THE COVER SHALL BE SOLID BROWN.** The cover in the picture shows the use of wood shingles.
- 2) The framework and cover shall not exceed beyond the outer dimensions of the fence line.
- 3) The framework for the cover shall not be attached by any fasteners to the brick wall.
- 4) If drip edge is installed, the color of the metal or vinyl **WILL BE BROWN.** (Figure 1).

FIGURE 1



- 5) There **shall not** be a gap along the front edge of the cover (Figure 2).

FIGURE 2



**Guideline/Specification continued**

- 6) The cover may be extended at an angle from the corner of the building to the entrance gate (Figure 3).
- If this option is chosen, the cost to modify the storage gate door to a different size or position will be the responsibility of the homeowner now and in the future should replacement be required.

FIGURE 3



- 7) If enclosing the framework on a sloped cover sides of the cover (OPTION 2), materials used as siding shall be a solid wood panel (Figure 4).

FIGURE 4



The owner agrees that any damage to the fence or building caused by the cover will be repaired at the expense of the owner.

The owner agrees that if removal of the cover and framework is require by the association to make repairs to the fence or building that the owner will be required to remove and reinstall the cover and framework at their expense.

***Middlebrook Pines Board of Directors will have final say in what is aesthetically appropriate.***