



Accessory Buildings Guidelines

These regulations play a significant role in maintaining the overall appearance and aesthetic appeal of our neighborhood. By ensuring adherence to these rules, we can protect our property values and contribute to a visually cohesive and desirable community.

The Park at Blackhawk and Lakeside HOA Architectural Control Committee has established standardized rules for "Accessory Buildings". These rules include the following:

- A. No structure should be closer than 3 feet to any property line. The ARC is not responsible for the cost of removing or replacing an improvement mandated by a utility provider within a Public Utility Easement (PUE) or municipal jurisdiction if the improvement is within a Build Line (BL).
- B. All buildings must be skillfully constructed, meeting or surpassing high standards like professional builders.
- C. The building sidewalls should be no taller than 6' 8", with studs spaced at a maximum of 24 inches apart.
- D. The preferred foundation is pier and beam, supported by masonry blocks to avoid ground contact. The flooring should be made of plywood or decking with a minimum thickness of 3/4 inch. Concrete foundations are permitted if they match the size of the accessory building and prevent rain runoff from affecting neighboring lots negatively.
- E. Walls and trim should be constructed with an architectural style compatible with the non-bricked walls of residences.
- F. Plastic and resin buildings are prohibited.
- G. Barn-style roofs are not permitted. Architectural/dimensional shingles should match the design, style, and color of the residence, with a minimum 25-year rating. Standard/Classic roofing shingles typically do not meet the requirements.
- H. The overall building height (ground to peak) should be 8 feet, plus or minus 6 inches.
- I. The maximum size is 10' x 12'.
- J. Sidewall direction should match the side of the residence.
- K. Windows and Ridge Vents are permitted, while Turbine Vents are not.
- L. Building paint should match the color and scheme of the residence sides and trim.
- M. Only one accessory building per residence is permitted.

It is important to keep all improvements in good condition and repair, adequately painted, or otherwise always maintained. If you have any questions regarding accessory buildings, please contact our onsite management team. For more information, please visit our website at ParkLakesideHOA.com.