

CROSSCREEK MAINTENANCE ASSOCIATION, INC.

POLICY GOVERNING OUTBUILDINGS

ADOPTED BY THE BOARD OF DIRECTORS

September 10, 2020

In order to preserve aesthetic and monetary values in Cross Creek, the Board of Directors, pursuant to Article VIII of the by-laws, has approved the following policies to the construction or placement of outbuildings. These policies shall take effect September 10, 2020.

1. Applicability. Any portion of or addition to the premises which is separated from the main structure but is a part of the premises including outdoor living spaces, outdoor kitchens, gazebos, playhouses, sheds, or any other form of storage place must be approved by the Architectural Review Committee (ARC) prior to being placed or erected.
2. City Requirements. Any outbuilding being placed or constructed after the date of this Policy must meet applicable standards of the City of Madison.
3. Size Restriction. Buildings that are totally enclosed (e.g. storage buildings) may not exceed 120 square feet. Structures greater than 120 square feet which are not totally enclosed such as outdoor kitchens or covered living space may be approved, subject to other requirements of this policy.
4. Structures 8.5 feet high or less. For outbuildings up to 8.5 feet high (above existing ground level), exterior surfaces must be an earth tone color scheme matching the primary or trim color of the existing home.
5. Structures Greater than 8.5 feet high. Outbuildings extending 8.5 feet above existing ground elevation, the exterior color and material of construction must be that of the existing primary structure (i.e., home) located on the lot. Roof materials must be asphalt shingle. Roof material color and manufacturer must be identified.
6. Visibility. Storage buildings must be located as to not be visible from a public street or common grounds. Exceptions may be granted where the owner screens, to the best of their ability, the outbuilding from view from public streets or common grounds by the use of landscaping or other acceptable methods.
7. Use of outbuildings. In no case may an outbuilding be used for occupancy.
8. Submittal for Approval. The owner must submit a complete ARC Request Form containing the following supplemental information:
 - a. Date of the request
 - b. Name of the property owner(s)
 - c. Address of property where the outbuilding is proposed
 - d. Contact information
 - e. A description of the exterior changes (outbuilding and landscaping, if applicable)
 - f. Dimensions, color schemes and materials of construction, including roof materials and pitch, of the proposed outbuilding
 - g. A drawing of the lot showing the property boundaries, existing structures, proposed location of the outbuilding, landscape screening, if applicable, and public streets and common grounds in the vicinity

Failure to adhere to these Policies may result in injunctive relief through litigation for the removal of the structure and/or in fines and/or assessments in the amount as prescribed by the Architectural Review Committee and approved by the Board of Directors of the Cross Creek Maintenance Association.