

All accessory buildings must be approved by the Architectural Committee

(Sec. Q, Part 7 on Page 8 of Declaration of Restrictions of Westlake Homes Association).

Guidelines for accessory buildings in Westlake

- Accessory building shall only be located in rear yards. *Sheds should not be visible as part of front view of home*
- Accessory buildings shall not be permitted to be located in easements, an area that may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements.
- Sheds on lots adjacent to Westlake maintained “common” ground will be located adjacent to the home and not on the rear property line
- No accessory building may exceed 10' x 12' in size
- All accessory buildings will be on a concrete pad
- Exterior wall materials will be finished with surfaces common to the residence and match residential finish materials. Customary residential finish materials may include horizontal clapboard siding of all materials: wood and plywood siding; stone and brick, both actual and artificial, and textured finished such as stucco and stucco board which visually cover the underlying material regardless of underlying material. These specifically **exclude** preformed, corrugated or ribbed metal, fiberglass or plastic sheets or panels. Also, excluded as an exterior material are standard concrete masonry units.
- Exterior surface will be painted the same color as approved for the home.
- Roofing materials shall be composite shingles matching the residence. Tile, metal, fiberglass, rubber, plastic or other materials will **not** be approved.
- The Committee may adjust the final approved placement of the building to respond to layout of adjacent lots and topography. .