

Coppell Greens Home Owner's Association
Architectural Standard Bulletin (ASB)

ASB Number: ASB0004

Topic: Exterior Structure Improvement

Issue or Revision Date: Oct 22, 2018

Description: This ASB clarifies and further defines the requirements or restrictions for detached structures.

Topic described in the by-laws:

Section 12. Detached Buildings. No detached accessory buildings (including, but not limited to, storage buildings), shall be erected, placed or constructed upon any Affected Lot without prior consent of the Board of Directors.

Supplemental clarifications by this ASB:

Section 1. Detached Structures: Board of Directors delegates approval for detached buildings to the ACC with the conditions outlined below. Any detached building not covered by this bulletin including but not limited to detached garages or residential buildings designed for human habitation still require Board of Directors approval.

- (a) Detached structures of any kind are not permitted outside of fenced areas.
- (b) Buildings must not be for human habitation
- (c) Tool sheds or storage boxes limited to 100 square feet in size (footprint) are permitted within the fenced areas of the backyard. Their height shall be limited to 6' from the ground level, or the height of the wood fence, whichever is greater. Sheds outside of these specifications may be allowed at the discretion of the ACC. All sheds require ACC approval. Requests must include detailed plans, site location, and material specifications.
- (d) Open structures, including but not limited, to free-standing patio covers, sun shelters, cabanas, gazebos or arbors may not exceed 80 square foot in the coverage area without ACC approval. Their height shall be limited to 8' from the ground level. An ACC request is required for sun shelters, cabanas, gazebos or arbors not meeting this criteria, and detailed plans, site location, and material specifications must be included in the ACC request.
- (e) All detached structures must be well maintained and good repair.

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- (f) Children's playhouses must be less than 6 x 6 x 6 ft. Anything larger than this requires ACC approval.
- (g) Dog runs of any kind are not permitted.
 - (i) Standard dog houses are generally allowed however if a complaint is received the ACC will review and make a determination.
 - (ii) Dog houses must be kept well maintained and in good repair.

COPPELL GREENS HOMEOWNERS ASSOCIATION

Philip W. Berge 9/14/2020
President Date

PHILIP W. BERGE
Printed Name

Nancy Jackson 9/14/2020
Secretary Date

Nancy Jackson
Printed Name