

Ancillary Building Guidance
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General: The goal of this document is to facilitate a uniform and consistent design of ancillary buildings (garden, pump, pool), while limiting the overall aesthetic impact and footprint within the planned neighborhood of Grant's Mill, Lynn Haven, Florida 32444. The following guidelines shall be mandatory:

- 1) Grant's Mill Owner's Association assumes no responsibility for any structure not meeting City, County, or State building requirements. The burden of compliance shall be the sole responsibility of the property owner. The OA shall not be subjected to any legal and/or financial liabilities.
- 2) Generally, any ancillary structure, at a minimum, shall be 25% brick/stone used on main home (lower) and 75% shaker/vinyl (upper portion, color/material to match used on home). Reverse home material exterior allocations.
- 3) All ancillary buildings require a letter of approval from Grant's Mill Architectural Committee (AC). The approval process is required within Grant's Mill Restrictions, Covenant, and Conditions (Article VII, Section 2-4). Ancillary building guidance is designed to avoid violations or conflict with city and county regulations and Grant's Mill Restrictions, Covenant, and Conditions (RCC). Any violations resulting from a failure to follow the approval process can be very expensive for owners to correct.
 - a) The property shall have existing approved fencing. If no approved fence is present, the property owner shall submit a request to construct both fencing and ancillary building together. Once approved, both shall be constructed and completed simultaneously.
 - b) Prior to building, owners shall submit the appropriate building request to Grant's Mill Architectural Committee (AC) for review. The AC will notify the homeowner in writing or email. The approval of an ancillary building is limited to one per single family residential lot.
 - c) Upon receiving approval, owners shall obtain a building permit from Bay County Department of Building Safety. A permit subjects the structure to a higher standard. All ancillary buildings, regardless of size, shall require a building permit. Ancillary buildings shall meet all construction standards, including "lift and tie down or anchor" requirements to mitigate the hazards associated with severe weather conditions. A copy of the approved building permit shall be provided to the OA records to validate compliance with requirements.
 - d) All existing ancillary buildings for which there is no approved application on record shall follow the procedures herein for approval.
 - e) The project shall be completed in entirety no later than 120 days from the date the building permit is issued unless otherwise written.
- 4) Size: The requirements shall be:
 - a) The maximum size of an ancillary building is 144 square feet.
 - b) The maximum peak roof height of an ancillary building is 12 feet.
- 5) Location: The property set-back limits of (3) feet from side to side, no impervious material placement on the rear (3) feet of property, and (5) feet fire code from any residential structure will limit the placement of ancillary buildings (Bay County Land Development Regulations, Chapter 4, Residential Zones, Section 404).

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- a) Side. Ancillary buildings shall be at least (3) feet from the side property line and within the left and right footprint of the residence in a manner to conceal it's view from the street.
 - b) Rear. Ancillary buildings shall be placed at least (3) feet from the rear property line.
 - c) Distance from Residence: No ancillary building shall be placed within (code) feet of a single-family residential structure.
 - d) If the topographical layout of the property allows the ancillary building to be more visible from the street than similar properties, the OA reserves the right to require additional natural screening (trees, bushes, etc.) to conceal the ancillary building from street view.
- 6) Construction Materials: The requirements shall be:
- a) Foundation: Skids (if used) shall not be considered a foundation or placed directly on the ground. The minimum requirement for skid or framing placement shall be:
 - i) Pressure treated 4x4 post or
 - ii) Concrete post or
 - iii) Concrete pier block or
 - iv) Concrete slab
 - b) Framing: All wood framework materials shall be pressure treated. The minimum requirement shall be:
 - i) Skids (4x4)
 - ii) Joist (2x4)
 - iii) Studs (2x4)
 - iv) Trusses or rafters (2x4)
 - v) "Sheathing, boxing, or closing" the framework shall be accomplished with industry standard ½ inch plywood or Oriented Strand Board (OSB). Floor sheathing shall be a minimum ¾ inch. Sheathing material shall not be the final exterior of the ancillary buildings.
 - c) Roof: All roofs shall be shingled. The minimum requirement shall be:
 - i) Gambrel, gable, or hip style with sufficient pitch to allow proper drainage.
 - ii) Industry standard roofing underlay.
 - iii) Three (3) dimensional composite shingles the same color and design the residence. If the exact shingle is no longer available, use the nearest matching (3) dimensional shingle.
 - d) Exterior material: The exterior shall be finished with brick, natural or engineered wood, or cement fiber material meeting the following standards:
 - i) Exterior materials matching the homes existing use of materials/colors are authorized (brick, stone, shaker).
 - ii) The upper 75% materials shall be cement board, shaker, etc., and lower 25% brick/stone and match the materials currently used on the home.
 - iii) Natural or engineered wood (LP Smartside) or similar exterior engineered wood siding.
 - iv) Cement fiber siding (James Hardie panel or board) or similar cement fiberboard material).
 - v) Shaker/vinyl as incorporated into existing home.

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- e) Color: The goal is to reduce the visual impact or contrast between the larger features by blending the ancillary building with the residence and/or fence. The requirements shall be:
 - i) Brick shall be the same color and style as the residence.
 - ii) Exterior materials shall be pre-finished or primed and painted with a quality complimentary earth tone exterior paint taken from the color palette of the brick of the residence.
- f) Door: The minimum requirement shall be:
 - i) Natural or manmade.
 - ii) Single, double, or roll door.
 - iii) Located on front or end.
- g) Window: The minimum requirement shall be:
 - i) Pressure treated wood or pre-fabricated manmade.
 - ii) None, or no more than two per side or one per end.
- h) Hardware: The minimum requirement shall be:
 - i) Fasteners (nails, screws, hinges) shall be pre-coated, stainless steel, or galvanized to prevent rusting and discoloration. The design shall limit the impact of exposed fasteners (covered by trim work).
- 7) Maintenance: Ancillary buildings shall be maintained in a presentable and serviceable condition as required of main residences within Grant's Mill Restrictions, Covenant, and Conditions.

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