

## Proposed Amendment to Temporary Structures and Outbuildings

No stable, barn, outside privy, open cesspool, or septic tank system shall be constructed or maintained on the property. A detached outbuilding less than or equal to one hundred twenty (120) square feet of floor area shall be permitted provided it meets the following requirements:

Only one (1) detached outbuilding per dwelling shall be erected.

Any detached outbuilding shall not be located in front of the house, less than two feet from any alley, nor closer than three feet to any side or rear property line. In the case of corner lots, a detached outbuilding building shall not be within 20 feet of the side street.

It is the homeowner's responsibility to determine and adhere to the required setbacks from property lines.

Any detached outbuilding shall be limited to one (1) story in height, with a maximum wall height of eight (8) feet (measured from floor joist to top of wall plate) and a maximum external roof peak of ten (10) feet from grade. Loft storage is permissible.

Any detached outbuilding shall be constructed with a design consistent with the general character as the dwelling and painted the same color scheme as said dwelling.

Any detached outbuilding roof must be shingled to match the dwelling.

Any detached outbuilding shall have no more than two (2) doors and four (4) windows.

No permanent driveway shall be permitted to the detached outbuilding.

No permanent utilities (electricity, data, plumbing, heating, ventilation, air conditioning, gas) shall be connected to or housed within the detached outbuilding.

Any detached outbuilding shall be effectively anchored to the ground by attaching the framing directly to a permanent foundation, footing or pier. Concrete pier blocks may be used, provided that the four (4) corner blocks are permanently set in the ground. Auger and/ or friction type anchoring systems are not permitted.

Any detached outbuilding must be maintained in good condition at all times.

**Detached outbuildings not meeting said requirements shall be permitted provided that they meet or exceed the most current permitting requirements set forth in the Wyandotte County – Unified Government, Kansas – Code of Ordinances and provided that all required permits are duly obtained prior to construction. All detached outbuildings shall adhere to the following:**

Pursuant to Section **D. Architectural Control** of the Prairie Oaks Development Restrictive Covenants, construction shall not commence until said detached outbuilding is approved by the Prairie Oaks Board of Directors, or their duly appointed representatives.

Any detached outbuilding shall only be constructed by adhering to Section **E. Construction Requirements** of the Prairie Oaks Development Restrictive Covenants.

All plans for a detached outbuilding shall be submitted to the Prairie Oaks Board of Directors, or their duly appointed representatives, and shall be handled as stated in Section **G. Procedure for New Construction** of the Prairie Oaks Development Restrictive Covenants.

The Prairie Oaks Board of Directors, or their duly appointed representatives, shall have reasonable final authority on the placement and design of said detached outbuilding.

Any homeowner, who is found to have an existing detached outbuilding that does not meet the requirements set forth in this covenant, will be given opportunity to comply with the amended restriction.

Failure to comply with this covenant may result in legal proceedings as outlined in the Prairie Oaks Homeowners Association Agreement and/ or the Restrictive Covenants.

## **BALLOT**

### **AMENDMENT TO TEMPORARY STRUCTURES AND OUTBUILDINGS**

I, \_\_\_\_\_, have read the proposed amendment to **Temporary**  
Homeowner's Printed Name

#### **Structures and Outbuildings.**

After reviewing the notification, proposed amendment and subsequent requirements,

\_\_\_\_\_ I am in favor of the proposed amendment to **Temporary Structures and Outbuildings**

\_\_\_\_\_ I am opposed to the proposed amendment to **Temporary Structures and Outbuildings**

Homeowner's Signature: \_\_\_\_\_

Homeowner's Street Address: \_\_\_\_\_

Homeowner's Phone No.: \_\_\_\_\_

Homeowner's Email Address (optional): \_\_\_\_\_

Date: \_\_\_\_\_