

Watson Farms Homeowner's Association, Inc.

Managed By – Meridian Management Corporation

P.O. Box 44127

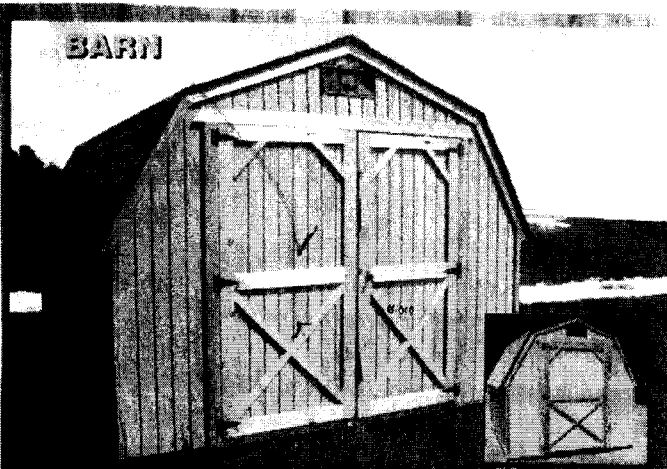
Indianapolis, IN 46244

Phone 317-262-4989 Fax 317-262-5212

MINI-BARN RULES AND REGULATIONS

- 1. All mini-barns erected on lake properties shall be placed no closer than 5ft to the residence in the rear yard and will be constructed in such a manner to not block neighbor's view of lake.**
- 2. All mini-barns will be set at a permanent location on the property.**
- 3. All mini-barns will be of gambrel roof style and will be painted or sided to match the color of the residence.**
- 4. Trim paint of mini-barn must match residence trim paint in color. Siding or paint color must match residence paint or siding color and be of same material as residence.**
- 5. Mini-barn will be no larger than 120sq feet and no smaller than 80 sq ft.**
- 6. Mini-barn will not be used to house, keep or shelter any animal, bird, or person of any description. NO EXCEPTIONS.**
- 7. Mini-barn will not be built on skids or any movable foundation.**
- 8. Mini-barns will be constructed of wood only with asphalt shingles to match residence.**
- 9. No metal or plastic mini-barns will be allowed.**
- 10. Mini-barns on other than lake properties must be placed in the rear yard area only and adhering to ceded limitations as set forth by the city of residence.**
- 11. No barn will be erected on any easement or common area. It will be the responsibility of the homeowner to remove said barn if constructed in such a manner.**
- 12. No mini barn will be erected anywhere except in the rear yard of any property. No side yard construction will be allowed.**
- 13. Only those residents with approved applications and location plans on file with the Watson Farms ACC will be allowed to construct a mini-barn on their property. NO EXCEPTIONS.**
- 14. Mini-barn must have at least (1) source of ventilation. Ie: window or roof vent as fire protection.**
- 15. No flat or gable roofs will be permitted as they are classed as sheds.**
- 16. Double or single doors allowed.**

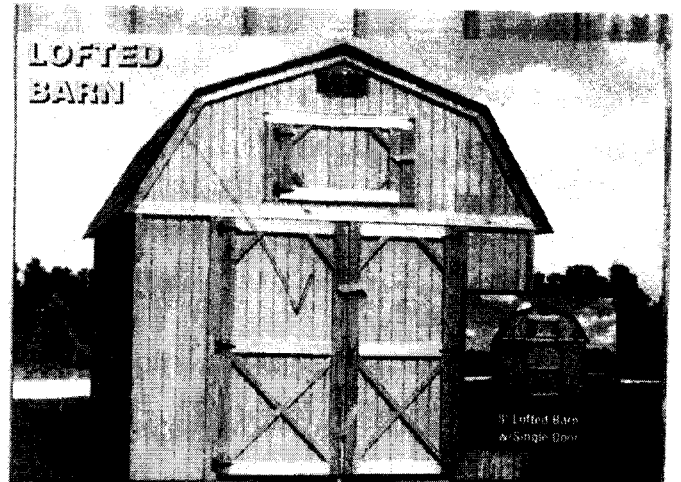
BARN



8' Barn with single door

Size	Price	Rent To Own (36 mos.)	Size	Price	Rent To Own (36 mos.)
8x8	\$1210.00	\$56.02	12x16	\$2785.00	128.94
8x12	1525.00	70.60	12x20	3335.00	154.40
10x12	1935.00	89.58	12x24	3965.00	183.56
10x16	2250.00	104.17	12x32	4615.00	213.66

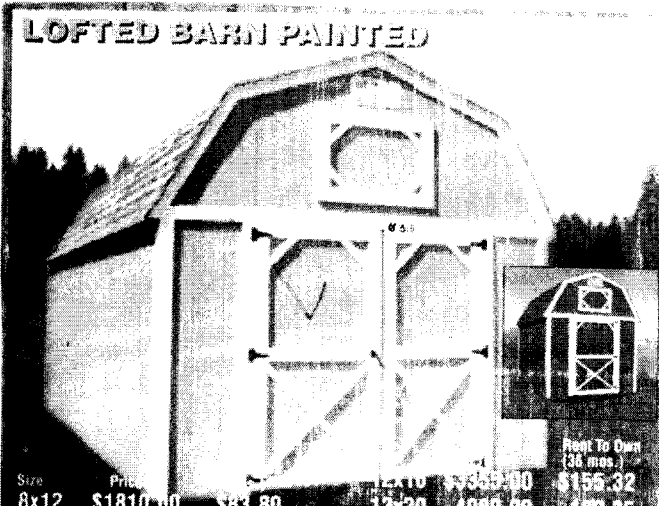
LOFTED BARN



8' Lofted Barn w/ Single Door

Size	Price	Rent To Own (36 mos.)	Size	Price	Rent To Own (36 mos.)
8x12	\$1810.00	\$83.80	12x16	\$3355.00	\$155.32
10x12	2410.00	111.57	12x20	4090.00	189.35
10x16	2725.00	126.16	12x24	4720.00	218.52
			12x32	5455.00	252.55

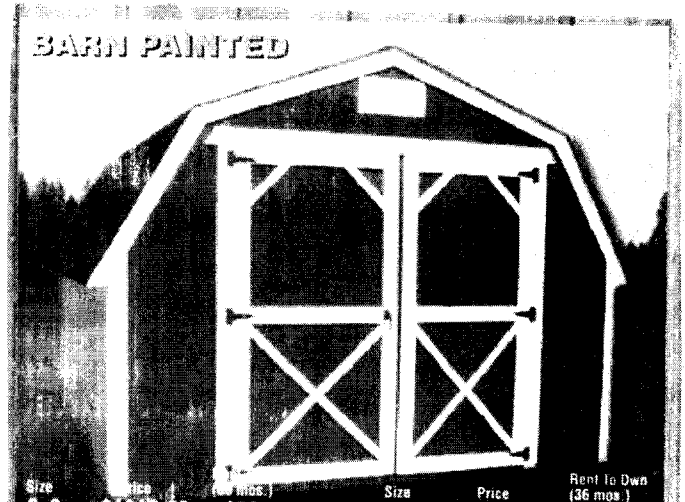
LOFTED BARN PAINTED



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