

Watson Farms Homeowners Association, Inc

Mini-Barn Rules and Guidelines

1. All mini-barns will have an Architectural Change Request form submitted and approved BEFORE it is erected.
2. All mini-barns erected on pond/water 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 ANY neighbor's water view.
3. All mini-barns will be set in a PERMANENT location on the property.
4. All mini-barns material shall match the material of the residence.
5. All mini-barns will be of GAMBREL roof style and be painted or sided to match the color of the residence.
6. All mini-barns trim shall be painted or sided to match the trim of the residence.
7. The mini-barn will be no larger than 120sq/ft and no smaller than 80sq/ft.
8. The mini-barn will not be used to house, keep, or shelter any animal, fowl, poultry, or person of any description. NO EXCEPTIONS.
9. No metal or plastic mini-barns allowed.
10. Mini-barns on other than lake properties must be placed in the rear of the yard only and adhering to coded limitations set forth by the City of Lawrence.
11. The mini-barn may NOT be erected or placed in any common area or easement.
12. The mini-barn will be erected and placed in the REAR YARD ONLY. It may not be placed or erected in any side yard.
13. Only residents with approved ACR's for mini-barn and location plans on file will be allowed to construct said mini-barn. NO EXCEPTIONS.
14. The mini-barn must have at least (1) one source of ventilation. I.e. window or roof vent as fire protection.
15. No flat or gable roofs are permitted, as they are classed as sheds.
16. Double or Single doors are allowed.