

**Belmor Lakes Subdivision
Homeowner's Association
Accessory Building / Structure Guidelines**

I, the undersigned understand that I have only made an application for an accessory building/structure approval to be constructed or placed on the site listed below and that no work may begin until, this application has been reviewed and approved by the Belmor Lakes Homeowner's Association Board. Approval from Belmor Lakes Homeowner's Association Board does not guarantee permit approval from the City of Olive Branch.

Accessory Buildings/Structures are listed below:

Storage Buildings, detached garages/shops, pergolas, gazebos, pool houses, play houses and all other similar buildings/structures customarily associated with residential properties.

Note:

All accessory buildings/structures must not exceed twenty (20) feet in height, must not exceed fifty (50) % of the principal structure square footage, and must not occupy more than thirty (30) % of the rear yard of the principal structure. Detached buildings must be set to the rear of the residence (restrictive covenant #1). All buildings/structures must be in compliance with the City of Olive Branch building code and ordinances and be properly permitted and inspected by the City of Olive Branch Building and Code Enforcement office (restrictive covenant #7). All buildings/structures must be of the same exterior design, style, and materials as the single family residence (restrictive covenant #7).

Accessory building/structure plans:

Please submit with application complete set of plans that show proposed location of accessory building/structure as well as location(s) of any existing accessory building/structure on property. Also include color of proposed materials for construction. Brick, shingles, etc.....

Location Requirements for Accessory buildings/structures:

1. Ten (10) feet or more from the rear property line
2. Five (5) feet or more from the side property line
3. Ten (10) feet or more from the principal structure. (See exception)

Exception:

If an accessory building/structure is built less than ten (10) feet from the principal structure on the property, it is considered part of the principal structure and must then meet the same setbacks and material requirements as the principal structure.

Pools

Addition of a swimming pool to property limited to location of back yard, must be in ground (no above ground pools are permitted no exceptions), and pool area must be fenced. If storm water drainage flow is disrupted as a result of the pool construction, contractor must provide plan to reroute the storm water drainage so that neighboring properties are not burdened with excess water and erosion damages.

Fence addition / adjustments

Fences shall conform to the following standards: No wire fences of any nature shall be installed with the subdivision. Acceptable materials for fencing are wood with brick columns, wrought iron, masonry, or stucco and must be approved prior to construction. Fences for lake lots shall be wrought iron only.