

Lookout Landing Phase III Homeowners Association Design Review Accessory Building Guidelines

1. No shed or accessory building shall have a footprint larger than ten (10) feet by twelve (12 feet) or (120 square feet).
2. The shed or accessory building can only be one story and shall not exceed eight (8) feet in height for barn-style and ten (10) feet in height for gabled roof style.
3. The exterior siding style, body and trim color, and roof of the shed or outbuilding must match the house.
4. No separate accessory building shall be erected closer than ten (10) feet to any house or garage on the lot or an abutting lot or tract (AMC 21,45.030 (B)).
5. Sheds, doghouses and dog runs not attached to a foundation may be erected in a required side or rear yard. Sheds, doghouses and dog runs attached to a foundation can only be erected in the rear yard (AMC 21.45.030 (A)).
6. If the yard is not fenced, a six (6) foot screening fence needs to be installed to provide privacy screening when installing an accessory building.
7. All property setbacks must meet (AMC 21.40.030 (G)). The accessory building overhang (roof eaves) may not encroach into the area defined as a setback. The setbacks are listed below:

Front	Rear	Side	Side Street (for corner lot)
25 Feet	20 Feet	7 Feet	15 Feet

8. No shed or accessory building (which includes doghouse, dog run, shed, greenhouse, wood-piles, play equipment, etc.) or any other structure similarly incompatible with the landscaping schemes shall be allowed in the landscaping/buffer or utility easements. If a shed or outbuilding is to be located on a utility easement, you must get a letter of non-objection from the affected utilities: ACS, GCI, Chugach Electric and Enstar as applicable.
9. A shed or accessory building must be completed within Sixty (60) days from approval.
10. The placement of storage sheds is strictly prohibited in the backyards of Lots 23, 24, 25, 26, 27, 28, 29, 30 and 31 of Block 2.
11. Once completed, the shed or accessory building must match all drawings, elevations or artist conceptions submitted to and approved by the Design Review Committee. Failure to do so may require costly corrections.
12. Only one accessory building per lot.
13. Consult the Declarations for additional rules and restrictions.