

11. Accessory Structures

Design Committee approval is required for any accessory structure that is erected for a time period exceeding 72 hours. Examples of accessory structures include, but are not limited to, gazebos, pergolas, trellises, sheds, dog kennels, and built in barbecue or fire pits.

Temporary Accessory Structures do not require Design Committee approval and are those structures that are erected for a limited amount of time (typically over the weekend) and then removed. Examples of temporary accessory structures include, but are not limited to, pop-up tents, temporary shade structures, camping tents, PODS, roll-off bins and portable toilets.

- A. Permanent shade structures, whether wood or metal, must be built so that the color of the frame and roof match or compliment that of the existing dwelling. No bare metal can be used.
- B. A permanent open structure, whether free-standing or attached to the side of the house must match or complement that of the existing dwelling. Nothing can be put on top of the framing to act as a cover.
- C. Homeowners are required to obtain City & County permits as required and must meet all City & County Setback ordinances including a 10-foot setback on zero-lot lines or between dwellings or a 5-foot setback from other property lines.
- D. All structures and structure covers must be kept neat, clean, odor free and in good repair.
- E. Only covers designed specifically to cover a structure and covers that match or complement the existing dwelling will be approved. No tarps of any color may be used.
- F. Shed applications will be considered based on visibility and lot size. Generally, sheds over 8' will not be approved. Sheds must be secured to a concrete slab or anchored to prevent dislodging in high wind conditions. The color of the shed must match or complement the color of the dwelling, adhering to approved community colors. If multiple sheds are applied for, they must be complementary in design and color.
- G. No more than one dog kennel will be allowed on any property and the dog kennel must not be visible from the street or neighboring properties. Any drainage proposed must be approved by the Design Committee prior to construction or installation. All kennel approvals include the requirement that the homeowner consistently maintain the kennel so that it does not become a nuisance due to smell or sound to any surrounding neighbors. Failure to do so, may result in revocation of the approval and the requirement that the kennel be removed.

Application Packet Requirements:

- A complete Design Committee application form signed by the Homeowner

- Closing Plot Plan with the following information (see example)
 - Proposed location of the structure
 - Dimensions of the structure
 - Distances from any applicable property line
- Elevation drawings, manufacturer's brochures and/ or photos that include
 - Material details
 - Dimensions of the proposed structure
 - Finishes of the proposed structure
- Explanation of how the structure will be anchored to the ground
- City & County approval, if required
- Applicable design fee by check or money order made payable to Ewa by Gentry Community Association

