
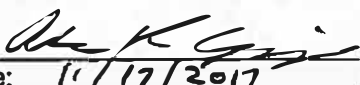


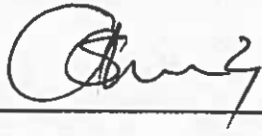
TUSCANY VILLAGE COMMUNITY ASSOCIATION, INC ARC Trash Storage Addition Requirements

Tuscany Village Community Board of Directors has decided to exercise their right to “promulgate, amend or modify additional rules and regulations or building policies or procedures as it may deem necessary or desirable to guide owners as to the requirements of the Architectural Review Committee for the submission and approval of requested changes.”

- Required to submit an ARC request form. Review and approval from ARC Committee is required before installation or building of the addition Article IV, M and U.
- Addition is to meet the setback requirements of the Greenwood City Code. If setback requirements are not met, a Dimensional Variance Application is to be picked up at the Greenwood City Building Commissioner Office before construction commences. Additional application fee(s) apply. State Law and Greenwood's Rules of Procedure are to be followed.
- An addition in Tuscany Village is an R-2A zoning district. Minimum area requirement for side yard setback is 8 ft. For side D.S.&U.E. is 10 ft.
- Trash storage addition shall be limited to one per lot and built only on the side of the house. The addition shall be used for trash storage only and no trash or debris shall be placed outside the trash storage addition.
- Trash storage addition shall not be allowed beyond front building line.
- The trash storage addition is required to have a concrete slab and shall be attached to the house. The addition can not be free standing.
- The trash storage addition is required to match the color scheme and materials of the house, the brick, siding, trim and roof shingles. Trash storage addition must be properly maintained.
- No flat roofs; the roof pitch shall be similar of that of the house.
- The trash storage addition is restricted to size and height as noted in ARC guidelines. Maximum dimensions are to be 6 ft. wide x 4 ft. high x 3 ft. depth and to meet setback requirements as noted.
- No constructed exterior shall be built of aluminum, metal, plastic, or other similar material and no metal roofs allowed.
- No free standing detached outbuilding will be permitted, including but not limited to, storage sheds, mini-bams or garages.


Date: 11-17-16
Dan Swidron; HOA President


Date: 11/17/2017
Alan Coppinger; HOA Secretary



Date: _____

Ashok Vaja; HOA Treasurer