

**PROTOCOL DEFINING THE SCOPE OF REVIEW BY GOLFVIEW HILLS ASSOCIATION (GHHA) OF  
ACCESSORY STRUCTURES**

1. GHHA will not review Accessory Structures for compliance with DuPage County Building or Zoning Codes. Compliance with applicable DuPage County laws and ordinances is the responsibility of the owner, the architect, and the contractor. DuPage County laws and ordinances are enforced by DuPage County governmental units, not GHHA. Any approval given by GHHA of an Accessory Structure is conditioned upon it complying with applicable DuPage County Building and Zoning Codes, whether or not such condition is expressly stated in such approval.
2. An “Accessory Structure” includes any shed or other roofed or enclosed accessory structure. The materials used should be consistent with high quality home construction. GHHA will not approve the erection of pre-fabricated purchased sheds or other Accessory Structures, in either case with sides made in whole or in part from metal, plastic, vinyl, or chipboard (provided that metal framing studs may be used in lieu of wood.) The sides of Accessory Structures must be covered with wood siding, wood shingles, composite wood siding, brick, or stone, or in the case of open Accessory Structures such as gazebos, visible exterior surfaces must be of at least No. 2 quality wood, brick, stone, or decorative metal. Roofs must be covered with house roof shingles, either decorative asphalt or cedar shingles. Metal standing seam roofs are acceptable, minimum 22-gauge steel or 0.032 aluminum, and without exposed fasteners. Corrugated metal, plastic, or fiberglass roofs are not allowed.
3. The look and feel of the Accessory Structure, along with its color, must be consistent with homes of high quality in Golfview. By way of example only, sheds in the form of red mini-barns with white trim, and similarly looking sheds and Accessory Structures, will not be approved.
4. GHHA may review the location and size of Accessory Structures to confirm that they do not violate the following additional Covenant requirements governing Accessory Structures:
  - a. No Accessory Structure may be nearer than 3 feet from any side lot line or easement, nor nearer than 50 feet from the front building line.
  - b. The Accessory Structure must be a free-standing, single story structure not exceeding 8 feet in height. Lean-to Accessory Structures are expressly prohibited by the Covenants.
  - c. No more than one Accessory Structure shall be erected on any lot.
  - d. The Accessory Structure may not exceed 120 square feet in floor area.
  - e. The Accessory Structure shall be erected on a platform of wood or concrete (poured or blocks) set in gravel. Erection on turf or dirt is not permitted.
  - f. The Accessory Structure may not create drainage problems for adjoining properties.