

Fwd: Proposed Outbuilding Amendment Change



From
To Ronda Schultz <rondaschultz@shorewest.com>
Date 2026-09-10 15:52

Outbuilding Amendment - 20260827.pdf (~69 KB)

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From: <fanderson5@wi.rr.com>
Date: Tue, Sep 1, 2026 at 11:56 AM
Subject: Proposed Outbuilding Amendment Change
To:

September 1, 2026

Greetings homeowners and neighbors of Eagles Aire South Subdivision.

As a result of discussions had at the last Eagles Aire HOA meeting held at the Eagle town hall on June 25, 2026, several homeowners / neighbors have formed a committee to review and ultimately change the outbuilding restrictions listed in the current HOA covenants. This committee has worked hard to come up with changes to the outbuilding rules that will benefit the entire subdivision. Having the option to build an outbuilding on your property will free up garage space and will potentially enhance your property values and make the properties more attractive to future buyers in Eagles Aire that now bypass our beautiful subdivision because of current restrictions.

The committee has spent hours developing the new verbiage to make the new outbuilding covenants easily understood and fair to all homeowners. Please review the attached revised outbuilding amendment changes. Also note that this document will be requested to be uploaded to the Eagle's Aire website to allow any additional changes to be viewed there.

The next step will be to take everyone's concerns into account and make changes as deemed necessary by this committee. Please email your concerns and/or comments to Fred Anderson at fanderson5@wi.rr.com or call/text Fred at 262-352-9105 and they will be forwarded to the committee for review.

After all concerns have been taken into account, addressed and any changes made we will schedule a subdivision meeting at Eagle town hall to hopefully ratify the amendment change. All ratification votes will be witnessed and notarized at that meeting. We need to have a 70% positive vote to make the change to our current outbuilding restrictions in the HOA covenants. Once we have the 70% positive votes the changes will need to be approved by the town of Eagle. We have had conversations with the town building supervisor and he will not stand in the way of our changes providing they meet or exceed the town of Eagle building codes.

We look forward to your timely response to this exciting possibility for us all. The goal is to have the ratification vote sometime in October.

Sincerely,

The Eagles Aire Outbuilding Committee

This is the proposed amendment.

AMENDMENT TO DECLARATION OF RESTRICTIONS
FOR EAGLE'S AIRE

Section 2.01(N) of the Declaration of Restrictions for Eagle's Aire shall be amended as follows:

N. Outbuilding restrictions to limit outbuilding for pool maintenance and accessory buildings. No Lot shall contain more than one (1) outbuilding. Design shall be compatible with the Home and shall also be Board approved. Generic metal sheds, pole buildings, temporary structures, and generic/utilitarian structures will not be allowed. The construction materials outlined in this paragraph apply to replacement materials, as well as original construction materials.

i. Size Restrictions

Outbuildings shall:

- not exceed One Thousand Two Hundred (1,200) square feet; and
- not be larger or more visually dominant than the Home located upon the Lot.

ii. Height Restrictions

Outbuildings shall:

- not exceed eighteen (18) feet in overall height; and
- not exceed fourteen (14) feet in wall height; and
- not exceed one (1) story in height; and
- not exceed the height of the Home.

iii. Architectural Requirements

Outbuildings shall:

- be architecturally compatible with the Home and shall substantially match the exterior materials, Roofing materials, Roof pitch and overhangs, exterior colors, window styles, trim details, garage door styles, and general architectural character of the Home;
- include a minimum of 1 window for every 300 square feet;
- have a maximum of 2 overhead doors; the height of any overhead doors should not exceed 12 feet.
- be designed as subordinate structures that appear as an intentional extension of the Home.

IV. Location Restrictions

Outbuildings:

- Shall be located behind the front building line as determined by the location on the Home of the front door; and
- Shall comply with all applicable municipal setback requirements; and
- Shall maintain a minimum thirty (30) foot side-yard setback; and
- Shall maintain a minimum thirty (30) foot rear-yard setback; and
- Shall maintain a minimum ten(10) foot setback from the Home; and
- Shall not be located within drainage easements or otherwise interfere with natural drainage patterns.

V. General Provisions

Modifications to existing outbuildings will be governed by these Declarations of Restrictions.

Outbuildings shall be completed as to all exterior elements within six (6) months of construction start unless otherwise authorized in writing by the Architectural Control Board.

The Architectural Control Board shall approve all outbuilding plans and retain the authority to impose additional reasonable restrictions regarding design, placement, materials, and screening when necessary to preserve the architectural integrity, residential character, and property values of Eagle's Aire