

**LAKES OF THE FOUR SEASONS  
PROPERTY OWNERS ASSOCIATION, INC.  
LAKE COUNTY, INDIANA  
RESOLUTION NO. 2021-07-26**

**A RESOLUTION GOVERNING OUTBUILDINGS**

WHEREAS, the Lakes of the Four Seasons Property Owners Association, Inc., Lake County, Indiana, is a duly existing corporation within the County of Lake, State of Indiana; and

WHEREAS, said Lakes of the Four Seasons Property Owners Association, Inc., Lake County, Indiana, is governed by its Board of Directors; and

WHEREAS, said Board of Directors of Lakes of the Four Seasons Property Owners Association, Inc. recognizes the need to restrict the number, size and location of outbuildings constructed on any lot within the development;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Lakes of the Four Seasons Property Owners Association, Inc., Lake County, Indiana that:

1. The below terms shall be defined as follows:
  - a. Structure: Any building or other object that is constructed or erected that requires location on or under the ground or is attached to something on the ground.
  - b. Outbuilding: A building or structure which:
    - i. Is subordinate to and serves as an accessory use to a single-family dwelling;
    - ii. Contributes to the comfort, convenience or necessity of occupants of a single-family dwelling;
    - iii. Is obviously subordinate in area, extent or purpose to a single-family dwelling;
    - iv. Is located on the same lot as a single-family dwelling;
2. Each numbered lot within the Lakes of the Four Seasons Development shall be allowed no more than one (1) outbuilding.
3. Outbuildings shall not be located forward of the front of the existing dwelling.
4. Outbuildings shall meet all setback requirements, Building Control Committee (BCC) approval as to size, shape, location, design, construction, and code requirements.
5. No outbuildings in excess of One Hundred Fifty (150) square feet will be approved without a variance from the Board of Directors. Unlike residential dwellings, the square footage of outbuildings shall be calculated by measuring the perimeter of the outbuilding, inclusive of all porches and roof overhangs. Areas of the outbuilding not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof.
6. No outbuilding in excess of Eleven (11) feet in height will be approved without a variance from the Board of Directors.
7. Contiguous lots shall be considered as one (1) lot.
8. No outbuilding shall be designed for human occupancy as a dwelling or for commercial use.
9. The initial fine for violating this policy falls under all other Covenants/ Bylaws/ Resolutions/Rules of the POA Fine Structure.
10. A daily fine of \$50.00 will be assessed for violation of this policy until brought into compliance.
11. If the property owner fails to bring the outbuilding and/or structure into compliance promptly and in no event take longer than 30 days, the property owners' association may elect to hire a contractor to do so, at the cost of the property owner.

PASSED AND ADOPTED by the Lakes of the Four Seasons Property Owners Association, Inc., Lake County, Indiana, this 26th day of July, 2021, at its regularly scheduled meeting.

Lakes of the Four Seasons Property Owners  
Association, Inc.

Amended and approved by the POA Board of Directors on 9/12/2022