



In accordance with Section 5.1.2 d. of the Second Amendment to Amended and Restated Declaration of Covenants and Restrictions for Irish Acres, Irish Acres Acquisitions, LLC ARB hereby approves and establishes the following guideline and standard for:

**Location of Detached Garage or Garage Apartment and  
Maximum Front Facing Detached Garage Door Width**

Section 5.3.3 Garages and Parking states, "Each Dwelling Unit shall have an attached or detached garage designed for storage of at least two (2) automobiles. In order to maintain a harmonious appearance, the ARB may prohibit the garage doors or any Dwelling Unit from facing a public or private right-of-way. No on-street parking is permitted. Garages must be maintained operational for the storage of automobiles, boats, or other motor vehicles. Garage doors shall be opaque and shall remain closed except when in actual use to allow ingress and egress into the garage".

Regarding a Detached Garage or Garage Apartments permitted in Section 5.3.3 and Section 5.3.10 of Irish Acres Covenants and Restrictions, the ARB has created the following guideline and standards regarding the location of Detached Garages and a maximum width for allowed front facing garage doors on a Detached Garage or Garage Apartment.

The guidelines and standards are as follows:

1. For detached garage with garage doors facing the street – the back of the detached garage structure must be positioned 30 feet from the rear/back property line inside the building rear set back line. The maximum total width of this front facing detached garage door cannot exceed 70% of the front elevation.
2. For a detached garage with garage doors facing the single-family residence – there are no maximum total garage door width restrictions. The single-family residence and detached garage must be constructed side by side with enough width between structures for a turn radius of a vehicle, rv or boat that will be parked inside.

Approved: \_\_\_\_\_

Matthew Rudnianyn, Irish Acres ARB

Date: February 13, 2018