

SHED RULES ADOPTED BY THE BOARD OF DIRECTORS  
Updated 01/28/2024

Section 1.9: Improvements. states – “The term "Improvements" shall include, without limitation, buildings, out-buildings, (including sheds and storage buildings), roads.....”

Section 8.02: Construction of Improvements.

"a. Before anyone shall commence on any Lot within the Subdivision the installation of construction of , remodeling of, addition to, or alteration of any Improvement [the term Improvement is defined in Section 1.9, and includes but is not limited to fencing and walls] of whatsoever nature; and before anyone shall paint, texture, repaint or retexture the exterior surfaces of any Improvement, there shall be submitted to the Committee {Architectural Control Committee} plans and specifications as follows:

- (i) Preliminary or tentative plans and specifications which shall clearly show the nature of the work or installation proposed and the location thereof, on the Lot, which such preliminary or tentative plans shall include sufficient description of materials, colors, textures, etc. together with a landscaping plan as shall enable the Committee to evaluate whether the proposed construction, alteration, installation, etc. will harmonize with the motif and style of the Subdivision and be compatible with surrounding homes:..."

The Board feels that it is necessary to clarify how the Architectural Control Committee will determine what must be done to ensure that sheds and storage buildings harmonize with the motif and style of the Subdivision. Therefore, the Board has decided to enforce the installation and construction of sheds and storage buildings in the following manner:

1. Small [less than 25 square feet] temporary sheds, such as those made by "Tuff Shed, Lifetime, and Rubbermaid, that can be moved by two persons may be installed without the review/approval of the Architectural Control Committee as long as they do not have an asphalt shingle roof.
2. Larger sheds and storage buildings may be installed in side or back yards, but must be reviewed and approved by the Architectural Control Committee. The following criteria must be met:
  - a. Those that will not be visible from the street and/or from first floor window(s) of neighboring homes will be permitted after a site review by the HOA management company representative and/or an ACC member to confirm that the shed will not be visible.
  - b. The structure exterior must be stuccoed to match the home.

- c. Pitched roof structures may comprise of cement tiles, clay, faux plastic or pro-paneling.
- d. Flat and sloping structures may be tiled or pro-paneled.
- e. In no case may asphalt shingles be used for the roof pursuant to Section 8.03 Design Guidelines: 4. "...asphalt tile shall not be permitted."