

## Storage Sheds Verbiage Change ...approved during the 9/15/2016 Board Meeting

### STORAGE SHEDS 9/15/2016

1. Storage sheds and similar related type buildings or objects may be installed in any rear yard, **without** prior approval from the COMMITTEE, as long as **it is NOT visible above the fence** or wall from the street or any adjoining property.
2. Installation of any storage shed and similar related type building or object which is visible above the fence or wall must be pre- approved by the COMMITTEE, and shall at all time be kept in good condition and repair.
  - a. The COMMITTEE will only approve storage shed type structures that are no taller than 7.5 ft. in height from ground level to peak height, and does not extend more than 1.5 ft. at the peak height above existing fence or wall of all adjoining lots.
    - i. If the elevation of your backyard prevents you from adhering to the 1.5 ft. above the fence line restriction, you have a few options:
      1. Install a shed/structure that conforms with the restriction
      2. Excavate your back yard landscaping to reduce the elevation where the shed/structure will be installed to ensure the shed will not extend higher than 1.5 ft. over the fence line. You must also ensure that the drainage in your backyard is not affected.
    - ii. The following items must be submitted for COMMITTEE review for all sheds visible above the fence line:
      1. A description & picture of the shed/structure to be installed
      2. Structure Material, Roof style & color
      3. A drawing identifying
        - a. placement of shed/structure
        - b. height of wall from existing ground level to top of fence,
        - c. height & width of shed / structure