

## Shed and Storage Building Guidelines

A request to construct, erect, alter or otherwise change any shed or other storage building must be approved in writing by the ACC prior to any commencement of construction or alteration. Any variance to these requirements must also be approved in writing by the ACC.

For sheds constructed on the homeowner's lot, the following requirements must be met:

- Storage buildings must be placed at a location not readily visible from any street. Corner lots shall have the shed sufficiently setback from the fences and the streets to minimize visibility.
- Storage buildings cannot be located in any utility easement or drainage swale.
- Storage buildings must be located in the backyard, behind the rear wall of the residential structure that is furthest from the street.
- Storage buildings must match or exceed the materials and color of the Residence on the Lot.
- Sheds taller than the property's fence must be shingled to match the residence, painted to match the residence, and be constructed/sided with materials matching those of the residence including but not limited to hardieplank, stucco, brick and/or stone.
- Storage buildings may contain (a) a maximum of 100 square feet if placed on a Lot containing more than 7200 square feet or (b) a maximum of 64 square feet if placed on a Lot containing less than 7200 square feet.
- The roof peak of such building is limited to a maximum height of seven (7) feet depending on visibility and lot location.
- The shed roof may not be gambrel (barn) style.
- Storage sheds located on corner lots, backing to streets, and adjacent to greenbelt/park areas may be held to higher design standards due to the extreme public visibility of these shed locations.
- For Rubbermaid, metal and other similar kit sheds, these sheds, at the roof peak, must be no taller than the top of the fence on the property. These types of shed generally do not match or complement the style and construction of any residence in Heritage. As such, these types of sheds should not be visible from nearby streets and public areas.

## **Submittal of Application for Construction of a Shed/Storage Building.**

No shed, storage building or other structure shall be commenced, erected, placed, maintained, painted or altered on any Lot, until all plans and specifications and a plot plan have been submitted to and approved in writing by the Architectural Control Committee (ACC).

Specifically, the ACC will look on each application for the:

1. quality of workmanship and materials, adequacy of site dimensions, adequacy of structural design;
2. location on the property and to nearby public areas;
3. conformity and harmony of the external design, color, type and appearance of exterior surfaces in relation to the various parts of the proposed improvements and in relation to improvements on other Lots; and
4. any other standards set forth within the Heritage Declaration of Covenants.

A complete copy of the application, including final plans and specifications shall be submitted to the ACC through the Compliance Liaison of Heritage [compliance@heritagelifehoa.com](mailto:compliance@heritagelifehoa.com)

1. The application, plot plan, location noted, building materials, dimensions, color scheme, as well as any other plans and specifications, must be submitted at least 30 days prior to the proposed construction of improvements.
2. Application shall show the nature, kind, shape, height, materials and location of all improvements including elevations and floor plans on structure intended to be built, square footage, roof type and percentage of hardiplank, stucco, stone and/or brick or other material to be used as siding.
3. The documents shall specify any requested variance from the setback lines, location or any other requirement.

## ARTICLE I - CONSTRUCTION OF IMPROVEMENTS AND USE OF LOTS

### Section 1.7. Uses Specifically Prohibited and Other Provisions.

- a. No temporary dwelling, shop, trailer, mobile home or above-ground swimming pools of any kind or any improvement of a temporary character (except children's wading pools and playhouses, treehouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment which may be placed on a Lot only in places which are not visible from any street unless otherwise approved in writing by the Committee) shall be permitted on any Lot, except that a homebuilder or contractor may have temporary improvements (such as a sales office, parking lot and/or a construction trailer) on a Lot during construction of the Residence on that Lot. No building material of any kind or character shall be placed or stored upon a Lot until the owner thereof is ready to commence construction of improvements, and then such material shall be placed only within the property lines of the Lot upon which the improvements are to be erected during construction so long as construction progresses without undue delay. Unless approved in writing by the Committee, storage buildings must match or complement the materials and color of the Residence on the Lot. Storage buildings may contain (a) a maximum of 100 square feet if placed on a Lot containing more than 7200 square feet or (b) a maximum of 64 square feet if placed on a Lot containing less than 7200 square feet. Unless otherwise approved in writing by the Committee, the roof peak of such building is limited to a maximum height of seven feet, and may not be gambrel (barn) style unless otherwise approved in writing by the Committee.
- o. Except for children's playhouses, treehouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment placed at locations on a Lot that are not visible from any street, no building previously constructed elsewhere shall be moved onto any Lot, it being the intention that only new construction be placed and erected thereon.
- p. WITHIN EASEMENTS ON EACH LOT, AND WITHIN DRAINAGE SWALES RUNNING BETWEEN LOTS, UNLESS OTHERWISE APPROVED IN WRITING BY THE COMMITTEE, NO STRUCTURES, PLANTING OR MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN THAT MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, WHICH MAY CHANGE THE DIRECTION OF FLOW WITHIN DRAINAGE CHANNELS OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS. DECLARANT OR THE COMMITTEE MAY REQUIRE ANY OWNER CAUSING ANY CHANGE IN THE FLOW OF SURFACE WATER TO REMOVE AT SUCH OWNER'S EXPENSE, ANY STRUCTURE OR IMPROVEMENTS CAUSING SUCH ALTERATION.