

Guidelines for Sheds

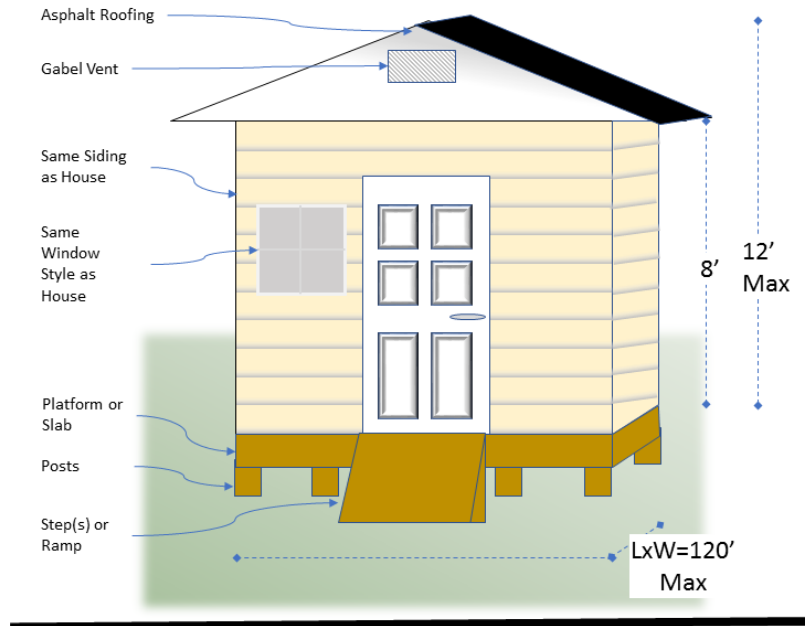
(New and Replacement)

These guidelines outline the acceptable standard for an accessory building, including a storage building, playhouse, hobby house, gazebo, workshop, animal enclosure or any other detached outdoor structure; collectively known as “Sheds”. These guidelines consider the *Declaration of Covenants, Conditions, Restrictions and Easements for Springmont*, Gwinnett County Unified Development Ordinance Title 2, Section 230-120, and policies of the Architectural Control Committee (ACC). Approval for Shed installation and replacement is based on these guidelines. This guideline and other guidelines can be found (after login) on www.springmont.org (SHA website) under Community Information-[Property Policy](#).

All changes to any property require approval by the Architectural Control Committee. The Association is granted authority to control any changes to property by Article Two of the *Declaration of Covenants, Conditions, Restrictions and Easements for Springmont*. The Declaration applies every property in Rivergate, Springmont, Greenfield Estates and Oak Creek Forest. The ACC is the final authority on approvals and may base its decision on any grounds, including purely aesthetic. (Article Two, Section 1(d))

General

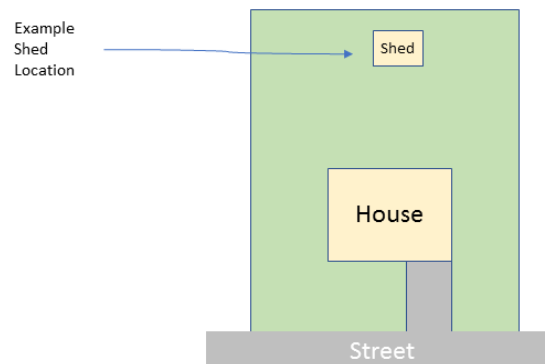
- Sheds must be clearly subordinate and supportive to the primary residence (house).
- Sheds should match and compliment the house and be in harmony with the surrounding neighbor properties.
- Sheds do not include installed playsets, which should be approved separately
- Sheds do not include store-purchased, small plastic children’s playhouses and toys
- There may up to one (1) shed and one (1) small animal enclosure per property.
- Prefabricated sheds require prior approval.



Location and Size

Sheds must be located and sized as follows:

1. Placement to the rear of the house
2. Placement as hidden as possible from the view of the street
3. Not built on an easement. Easements are certain areas designated on land plats preserved for access to utility systems, such as drainage pipes or electrical lines.
4. Clear of water drainage paths, as not to divert drainage in a way that causes problems for surroundings
5. Less than 120 square feet of platform area
6. Less than 12 feet tall from the platform to the peak of roof
7. At least 5 feet from property lines



Platform

Platform must be level and may be a poured concrete slab or a wooden deck as follows.

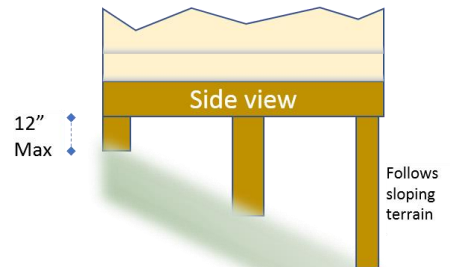
Poured Concrete Slab

- A. The ground must be prepared and compressed
- B. Slab must be framed to a minimum depth of 6"
- C. Footings to support the perimeter of heavier structure should be poured to a depth of 12"

Wooden Deck

Wooden Deck Platform must follow outdoor deck building standards (GA State Deck Building standards document is posted on SHA website), including:

- A. Supported by proper cement footings down to 12" below grade
- B. Supported by 6x6 pressure treated posts
- C. Constructed of pressure treated framing
- D. Elevated above ground to allow air flow under. The maximum clearance is 12" at the side closest to sloping terrain.
- E. Exterior rated plywood or pressure treated lumber decking



Walls

Walls are constructed to standard building codes. Including:

1. Wood studs and framing fastened with galvanized nails or coated screws
2. Sheathing is exterior rated wood or acceptable composite material
3. Siding matches the siding on the house and is vinyl, Hardie-plank or exterior rated siding planks
4. Siding and trim is painted the same colors as the house
5. Walls may NOT be metal

Roof

1. Must follow the Springmont HOA Roofing Guidelines (posted on the SHA website)
2. Must be asphalt roofing material, or facsimile, that matches the roofing on the house
3. Roof may NOT be metal.
4. Overhangs should be installed to match the construction of the house
5. Gable vents should be installed to ventilate heat from the space under the roof

Doors and Windows

1. Door(s) must be framed exterior door(s) with working door handle or latch
2. Openings, if exist in walls, must be encased with properly installed windows
3. Windows, if installed, must match the window style on the house

Landing and Steps

1. The area immediately in front of the shed door must be a hard surface and anchored (permanent)
2. Stone pavers, poured concrete, wooden step(s), or a properly constructed wooden ramp is acceptable for the landing
3. Wood material must be pressure treated

Connection to Electric

1. Electric, if installed, must be on a separate breaker from house
2. Wiring must be properly buried and terminated at the shed
3. Ground-fault circuit must be installed for all outlets
4. Gwinnett County requires a building permit for the installation of electric in a shed

Climate Control

1. No window mounted air conditioner units or fans
2. Properly installed electric heating is acceptable
3. No plumbing is allowed in a shed