



**Gold Ridge Forest (GRF) Property Owners Association  
Application for Sheds/Woodsheds**

Please fill out, return to office and allow up to 30 days for review.

**Packet Contains:**

**Completed/Read**  
(Please check)

- GRF Shed/Woodshed Regulations \_\_\_\_\_
- GRF Architecture Permit Requirements \_\_\_\_\_
- El Dorado County Permit "Accessory Structure" Requirements \_\_\_\_\_
- GRF Activity Authorization For Existing Dwelling Form \_\_\_\_\_
- Picture, Drawing or Brochure of/for Proposed Shed/Woodshed \_\_\_\_\_
- GRF Shed Specification Sheet \_\_\_\_\_
- GRF Plot Map (submit this one or similar) \_\_\_\_\_
- El Dorado County Permit (attach, if applicable) \_\_\_\_\_
- Applicant Signature Page \_\_\_\_\_

CC&Rs and CC&R Compliance Committee Rules are available online at [www.goldridge.org](http://www.goldridge.org) under "Governing Documents."

Homeowner Name: \_\_\_\_\_

Homeowner Address: \_\_\_\_\_

Homeowner Phone Number: \_\_\_\_\_

Date: \_\_\_\_\_

**Construction/installation shall not commence until receipt of written approval from the Board of Directors and a "GRF APPROVED" sign has been issued.**

**OFFICE USE ONLY:**

Date "GRF APPROVED" Sign Issued \_\_\_\_\_

Return "GRF APPROVED" Sign By \_\_\_\_\_ or \$50 will be added to your next quarterly dues

HOMEOWNERS INITIALS: \_\_\_\_\_

**GOLD RIDGE FOREST PROPERTY OWNERS ASSOCIATION  
SHEDS/WOODSHEDS**

**Approved Generally – Article V, Section 1(a)**

Before commencing construction or installation of any Improvement with the Properties (as defined in subparagraph (b)), the Owner planning such Improvements must submit a written request for approval to the Architectural Committee. The Owner's request shall include structural plans (picture or drawings), specifications and plot plans satisfying the requirements of Section 5 of this Article. (See attached forms.)

**Definition of "Improvement" – Article V, Section 1(b)**

The Term "Improvement" as used herein includes, without limitation, any building, construction, installation, alteration or remodeling of any building, walls, decks, fences, swimming pools, landscaping, landscape structures, solar heating equipment, spas, antennas, television satellite reception dishes, parking pads, driveways, utility lines or any other structure of any kind.

**Architectural Rules – Article V, Section 5**

The Architectural Rules shall interpret and implement the provisions hereof by setting forth (a) the standards and procedures for Architectural Committee review, including the required content of Improvement plans and specifications (b) guidelines for architectural design, placement of any work of Improvement or color schemes, exterior finishes and materials and similar features which are recommended or required for use in connection with particular Improvement projects with the Properties.

**Basis for Approval of Improvements – Article V, Section 6(b)**

The Owner's plans and specifications (ii) will result in the construction of an Improvement that is in harmony with the external design of other structures and/or landscape within the Properties; and (iii) will not interfere with the reasonable enjoyment of any other Owner of his or her property.

**Minimum Setback Requirements – Article VI, Section 2**

No Improvement shall be erected or permitted nearer than 25 feet from the front property boundary line, 10 feet from the side boundary lines and 15 feet from rear boundary line as shown on any Subdivision Map. Notwithstanding the foregoing, hedges, fences, retaining walls, patios, decks and sheds may be constructed and maintained outside the applicable building setback lines if prior approval by a majority of the Board of Directors is secured in writing.

**SUMMARY FOR SUBMISSION (FORMS ATTACHED)**

1. Submit "Activity Authorization for Existing Dwelling" form. Under "Activity Authorization Requested", check "Other" and list "Build shed."
2. Attach drawing or picture of shed. Attach structural plans, if needed.
3. Complete "Shed Specification Sheet" form.
4. Draw a Plot Map showing location of shed in relation to house and lot boundaries.
5. Attach El Dorado County Permit (if applicable).
6. Submit all of the above to the Association office. Allow up to 30 days for Board approval.

## GOLD RIDGE FOREST PROPERTY OWNERS ASSOCIATION

### PERMITS

Permits are required from Gold Ridge Forest Property Owners Association in advance of all new construction, Reconstruction, remodeling, alteration, fencing, retaining walls, decks, satellite dishes, and accessory buildings such as sheds, detached garages, carports, etc. No permits shall be granted that are in violation of the GRF CC&R's. Members are solely responsible for ensuring that any construction meets El Dorado County requirements since approval by the Board of Directors does not constitute El Dorado County Approval and visa versa.

### CONDITIONS

#### SETBACKS

Based on setback requirements as listed in Article VI Section 2 of the CC&R's, the Incorporation Map of the subdivision, and/or zoning regulations of the El Dorado Planning Department, the following are minimum setbacks within all lots:

**Front Lot Line - 25 feet**

**Side Lot Lines - 10 feet**

**Rear Lot Line - 15 feet**

No structures (including, but not limited to, residences, detached garages, carports or sheds) are allowed within any county setbacks. Hedges, fences, retaining walls, patios, decks and sheds may be constructed and maintained up to 5 feet of the 10 foot setback on one or both side lot lines if prior approval by a majority of the Board of Directors is secured in writing. Certain lots also have additional easements for utility lines, drainage, etc. Check with the County for the possibility of these easements on your property.

#### BUILDING MATERIALS

All materials and colors shall be complimentary to the natural terrain and environment and require Board approval prior to construction. All building and roofing materials shall meet county requirements. Roofing materials shall be non-flammable. If an improvement is to be repainted in a color other than the original approved color, a sample of the color must be submitted to the Board of Directors, attached to an association construction permit request and receive approval prior to any painting being performed. All exterior materials shall be of a non-reflective finish and no aluminum finish is allowed except for window materials and doorframes. Buildings other than the main structure shall be of similar materials, design and color to the main structure.

#### BUILDING SIZE

No residence shall be constructed that has less than eight hundred (800) square feet of floor space on the main floor. No building may be more than two stories above grade.

#### SEPTIC AND LEACH FIELDS

The El Dorado County Environmental Health Department shall approve the septic system design. The Board of Directors shall approve the location of any septic system utilizing the Common Area.

#### TANKS

Propane and diesel fuel storage tanks for home heating systems may be installed on the lot in conformance with all applicable governmental regulations. Propane tanks up to 500 gallons shall be at least 10 feet from a structure and propane tanks of 500 to 1200 gallons shall be at least 25 feet from a structure.

#### KITCHENS

No more than one kitchen is permitted within private residences.

#### CUTTING OF TREES

No tree in excess of 10 inches in diameter, regardless of reason, shall be removed from any lot by any person without first obtaining the written consent of the Board of Directors.

#### OTHER CONDITIONS AND REMEDIES

A full listing of building requirements by the Association can be found in Articles V, VI, and VII of the CC&R's. Members who construct, or allow to be constructed, any improvement without Board of Director approval are subject to sanctions including the removal of the improvement, fines, legal costs, and/or any other remedies or actions determined by the Board of Directors.

**EL DORADO COUNTY ACCESSORY STRUCTURE PERMIT REQUIREMENTS**  
(As of June 2020, subject to change)

**Members are solely responsible for ensuring that any construction meets  
El Dorado County requirements: (530) 621-5775**

**Permit Requirements:**

A permit is required from El Dorado County for a shed/woodshed if any one (or more) of the following conditions are met:

- The shed is greater than 120 sq ft measured from the outside of the framing.
- The shed has any utilities connected to it, such as: water, electricity, cable, gas, telephone, etc.
- The shed is attached to the home.
- The shed is more than one story.
- The shed is used for something other than a tool shed, wood shed, playhouse or similar use.

**Other County Requirements:**

- Must meet all setback requirements

**Note: GRF requirements and County requirements can differ. The most restrictive standard(s) will apply.**



**DRAWING, PICTURE OR BROCHURE OF SHED**  
**(Attach here)**

SHED SPECIFICATION SHEET

Lot Owner Name \_\_\_\_\_ Lot Owner Signature \_\_\_\_\_

Lot Address \_\_\_\_\_ Unit Number \_\_\_\_\_ Lot Number \_\_\_\_\_

Shed External Dimensions

Width = \_\_\_ ft \_\_\_ in

Depth = \_\_\_ ft \_\_\_ in

Height = \_\_\_ ft \_\_\_ in

Shed External Properties

Siding Material \_\_\_\_\_ Siding Color \_\_\_\_\_

Trim Material \_\_\_\_\_ Trim Color \_\_\_\_\_

Roof Material \_\_\_\_\_ Roof Color \_\_\_\_\_

Plot Plan Dimensions

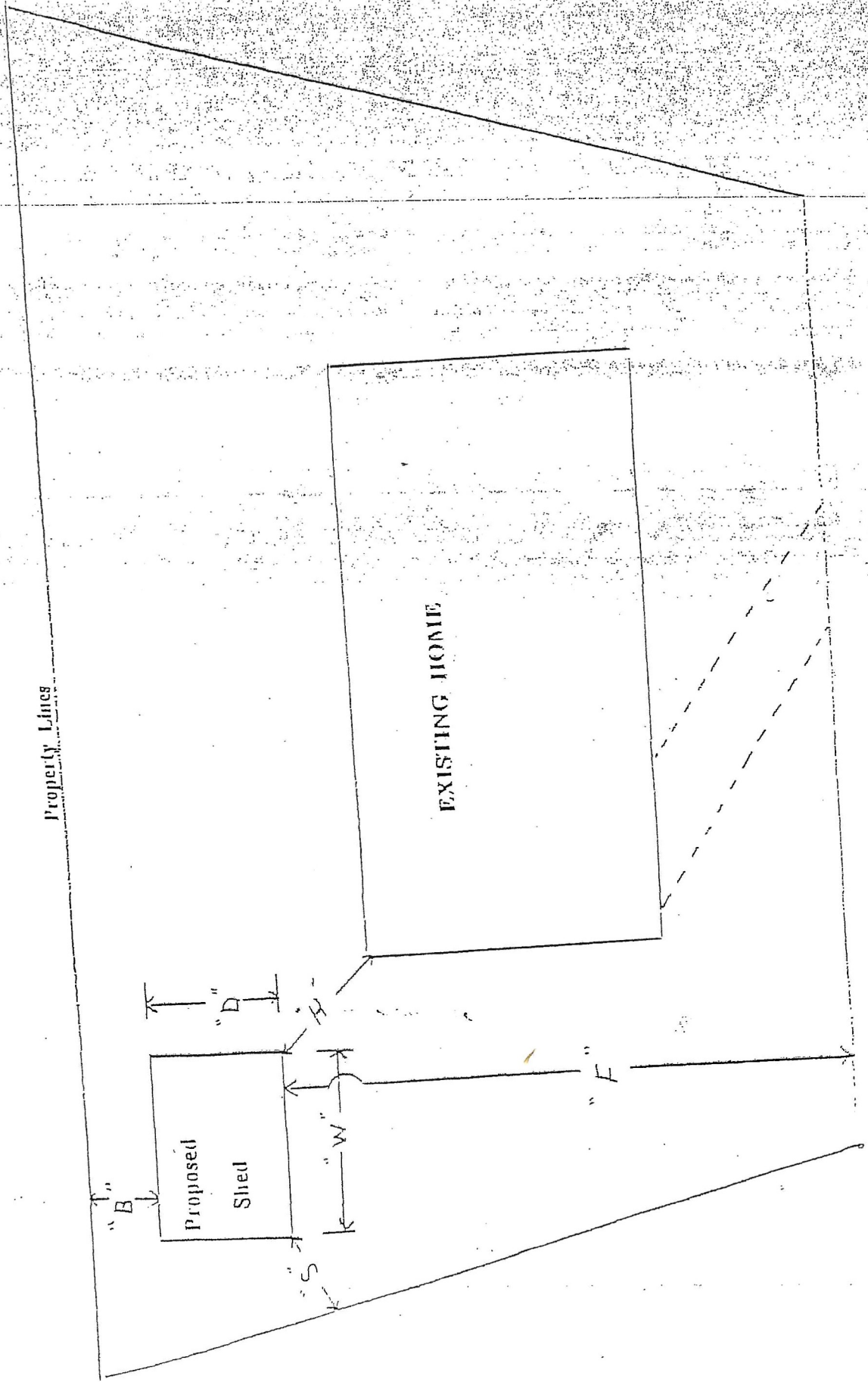
“S” Distance from side property line to closest side portion of shed to side property line \_\_\_ ft \_\_\_ in

“B” Distance from back property line to closest back portion of shed to back property line \_\_\_ ft \_\_\_ in

“F” Distance from front property line to closet front portion of shed to front property line \_\_\_ ft \_\_\_ in

“H” Distance from shed to house \_\_\_\_\_ ft \_\_\_ in

SAMPLE OF A PLOT MAP



Unit \_\_\_ Lot Numbr \_\_\_



**EL DORADO COUNTY ACCESSORY STRUCTURE PERMIT\***  
**(Attach here if permit is required by County)**

**APPLICANT SIGNATURE PAGE**

The information listed in this application is true. I have read and will abide by the Architectural Rules as listed in Articles V, VI, and VIII of the Association’s CC&Rs.

Any approval granted as a result of this application shall become null and void if any of the following occur:

- 1. Construction is not commenced within 90 days after approval;
- 2. After construction begins, it is not diligently pursued to completion;
- 3. Any subsequent changes are made to the improvement listed herein without written approval from the Board.

**ALL APPROVALS ARE SUBJECT TO WITHDRAWAL IF NOT BUILT AS SUBMITTED AND APPROVED. WE RESERVE THE RIGHT TO HAVE PERIODIC INSPECTIONS FOR COMPLIANCE DURING CONSTRUCTION.**

Signature of Lot Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Date of Receipt at Association Office ..... Date: \_\_\_\_\_