

# Brookside Homeowners Association

## Sections 1-6

### Architectural Control Committee Guidelines for Stand Alone Storage Sheds

1. All sheds must comply with all City of Springboro rules and regulations regarding building and zoning codes and placement on lots (easement setbacks). City of Springboro regulations do not require a building permit for sheds involving less than 99 square feet; however, a zoning permit is required. You can download an application for the permit by going to [this page](#) and selecting "Accessory Structure Permit". There is a small fee for this permit. This permit must be attached to your application to the ACC.
2. Sheds must be designed to respect the "visual rights" and aesthetic interests of neighbors. **The Brookside ACC shall retain the sole authority in the determination of the impact on neighboring homes. The ACC may elect to seek input from your neighbors in making the determination for approval of your application.**
3. Sheds should have an architectural design compatible with the design of the house. The color shall be chosen to blend with the surroundings as much as practical. Colors must be approved by the ACC.
4. No metal sheds of any kind will be approved (Aluminum, tin, steel, etc.)
5. No plastic, rubber, or fiberglass sheds will be approved. Exceptions may be made on a case by case basis for composite materials similar to those used in decking materials.
6. Size will be limited to 99 square feet and under. Only single story sheds will be permitted
7. Sheds must be placed in the back yard. They must be placed in a manner so that their view from the street is minimized. The ACC retains final authority as to placement of the shed.
8. Roofs must be shingled and the roof slope must be complimentary to the primary residence. Roof shingles must be complimentary to those on the primary residence. Flat roofs will not be approved.
9. Only one shed per lot will be approved.
10. All sheds must have doors that latch. No lean-to type structures will be approved.
11. Sheds will not be permitted to have items attached to the outside or stored beside, under, behind, or on top of the shed such as but not limited to ladders, wheelbarrows, garden tools, hoses, etc.
12. Under no circumstances will animals, mammals, reptiles, poultry, etc. of any kind be permitted to be bred or housed in a storage shed.
13. No human occupancy of a storage shed shall be permitted.
14. Any utilities servicing the shed must be underground. No above ground utilities of any type will be permitted.
15. Shed construction and appearance must be maintained at all times.
16. The ACC and Board of Trustees reserve the right to determine penalties for violation of these guidelines.

## **Application Submission Requirements**

1. Completed Brookside I Improvement Application
2. A copy of the existing site plan (plat) showing the house, existing patios and decks, existing fences, accessory structures, trees, property lines, common areas, easements and location of the proposed shed
3. If pre-constructed, a catalog photo or manufacturer's brochure of the shed, including dimensions, materials, and colors.
4. If the storage shed is to be constructed, include a plan and elevation drawings, to scale, with dimensions, materials to be used, and colors.
5. A \$75.00 application fee is required at the time of submission for all shed applications. This fee is NON-REFUNDABLE regardless of approval, rejection, or withdrawal of the application.
6. Approved sheds must have construction completed within 180 days of approval or a new application along with the \$75.00 application fee must be submitted.