

**Mallard Run Homeowner's Association
Architectural and Environmental Review Committee
443 Web Foot Lane
Stevensville, MD 21666**

SHED POLICY

June 6, 2018

Mallard Run Homeowner's Association allows sheds in the rear of the property only. A shed is defined as a freestanding structure that cannot extend beyond the rear corners of the house into the side yard or front yard of the property. Exceptions to the shed policy pertaining to shed location will only be made if unusual conditions exist and the alternative location is deemed by the Architectural and Environmental Review Committee to be in harmony with the surrounding structures and topography, and in conformity with the design concept for the Mallard Run Community. Before construction of any shed, whether the shed is a temporary or permanent structure, it must receive approval from the Mallard Run Architectural and Environmental Review Committee.

In the case of drainage or any other type of easement on a property, placement of fencing or any other type of structure within the easement will only be permitted if the owner has received a letter of approval from the Queen Anne's County Department of Public Works. Please contact the Department of Public Works at 410-758-0920.

The design standards for sheds in the Mallard Run Community are as follows:

1. The footprint of a shed cannot exceed twelve (12) feet by sixteen (16) feet, for a total square footage not to exceed 192 square feet.
2. No shed can exceed one story.
3. All sheds must have some type of peak or gambrel roof.
4. All sheds must be finished with vinyl siding and roof shingles.
5. The color of the shed vinyl siding must match the color of the vinyl siding of the house.
6. The color of the shed roof shingles must match the color of the roof shingles on the house.
7. No shed shall be habitable.
8. The shed must comply with all local zoning regulations.

To submit a shed request, please fill out and submit an AERC Request form.

We thank you in advance for your cooperation with this policy. Please contact any of us if you have questions.

Sincerely,

Mallard Run Architectural and Environmental Review Committee

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