

## Sagewood Pointe HOA

### Storage Shed Parameters and Guidelines

**STORAGE SHED:** A prefabricated or onsite constructed enclosure that is less than 12 feet high, less than 120 square feet in area and is used for the storage of lawn tools, garden implements, bicycles, and other common household commodities. Such sheds shall not be placed within the front yard.

**QUANTITY:** Only one shed per lot will be approved.

**USE:** Sheds shall not, under any circumstances, be used as a living space. Sheds shall solely be used for storage.

**LOCATION:** Sheds may be located only within the building setback lines and must be in the backyard next to the house and not seen from the front of the house street. Houses that are on a corner lot, should locate their storage shed at the back of their house or between their house and a neighbor, against rear or side as far to the back of their house.

No storage sheds located away from the house as a stand-alone placement.

**Exception:** A storage shed may be located in the back corner of the homeowner's lot, if there is no place to locate storage shed behind the house. An example may be a walk out basement or other conditions. The Sagewood Pointe board would need to inspect each architectural form submission to verify the requirement before approval.

#### SIZE:

- A maximum footprint shall be 120 square feet.
- A Maximum allowable height shall be 12 feet.
- Storage containers of less than 16 square feet and placed against the house are exempt from these guidelines. Rubbermaid "type" containers can be used for less than 16 square feet.

**STRUCTURE:** Shed must include a solid floor composed of either: a concrete slab, or an integrated floor of suitable building material (e.g., pressure treated lumber). No dirt or gravel floors will be approved. Secured to the foundation of the house and the concrete slab of the floor. The roof must be sloped to complement the primary residence. Flat roofs will not be approved. All sheds must have a door that latches.

#### MATERIALS

- Exterior cladding should match that on the primary residence in both style and color or as closely as possible.

- Exterior cladding shall be wood, vinyl or galvanized metal sheds will be approved. Rubber or fiberglass, sheds will not be approved.
- Roof shingles should match as closely as possible those on the primary residence in both style and color.
- Windows, if present, should match as closely as possible those on the primary structure in both style and color.
- If you later get approval from the HOA to add vinyl siding to your house, the shed needs vinyl siding as well.

#### UTILITIES

- Any utilities servicing the shed must be underground. No above ground utilities of any type will be permitted.
- Exterior lighting (if installed) all lights shall be placed in a manner to minimize impact to neighbors and streets.

#### MAINTENANCE

Property owners are responsible for the maintenance of all structures on their property, including the shed and any landscaping included, and approved, in the initial request.

No items may be stored outside of or attached to the outside of the shed.

Shed doors should be kept closed and latched when not in use. All sheds will be provided with maintenance, painting, upkeep, etc.

All sheds must follow the Douglas County building permits and inspection if required.

#### APPROVAL

Based on plans and drawings submitted by the homeowner, we agree the proposed shed has met all above criteria and grant approval on construction of shed. All architectural submissions are subject to Sagewood Pointe HOA board approval.

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Sagewood Pointe HOA Name/Title