**The Reserve at Brookside – Shed Guidelines**

**City Guidelines**

City guidelines and regulations over-rule HOA guidelines. As of Sept 2022 the city has 2 guidelines:

1. At least 5 ft in from the side of the property line and at least 5 ft in from the back of the property line
2. Sheds of 200 sq ft or smaller do not require a permit. Over 200 sq ft require a permit

**The Reserve at Brookside Guidelines**

1. The maximum size of a shed is 120 sq ft
2. At least 5 ft in from the side of the property line and at least 5 ft in from the back of the property line
3. The maximum height is 8 feet for a side with up to 3 additional feet for the roof for a maximum of 11 feet. The 8 foot side includes any room / ground clearnace required for the base / footings.
4. All work should be completed within 6 months of Architectural Committee approval
5. All architectural submissions should include front, rear, side, and top views / drawings and list of all building materials
6. Clearance – Sheds should sit 2 – 3” off the ground
7. Base
	1. Should be durable material that permits drainage such as stone. This would be for under the shed. Around the shed mulching is ok.
	2. Cement is permitted but may make the shed cost prohibative and makes the location permanent
	3. Dirt, sand, mulch or other like materials are not permitted under the shed.
	4. A wood base is permissible based upon placement and grade of property. If a wood framed base is used, consider alternatives to use as filling material while also accounting for drainage.
8. Side material
	1. Vinyl siding or brick that matches the homeowners existing siding. In the absense of either material on the house, the shed is not allowed to use that material.
	2. Permissable materials include wood (painted to match house), synthetic materials with a wood grain finish such as Trex decking
	3. Plastic, pre-made assemblable (Rubbermade like), metal, or aluminum materials are not approved
9. Roof – Use shingles or if made of wood (painted to match house and shed)

Windows – Not required, but shed should be of a design that would accommodate windows and look appropriate.

**Overall look should emphasize that shed should match house.**