**SHEDS in Old Mill Village**

Sheds are visible to the general public and can affect the relationships between neighbors. A failure to develop requirements can create problems within our development in the form of misunderstandings among neighbors, inconsistencies and unfairness in treatment, and an excessive number of violations. The Task Force was charged with developing requirements for allowing sheds in Old Mill Village and sought neighborhood input to create a set of requirements that would ensure a fair and consistent approval process for all sheds. Anything done in Old Mill Village shall meet the requirements of our Covenants and Restrictions, as well as the City of Brunswick Codes.

**Brunswick City CODE:**  Section 1280.06 Accessory buildings and Structures

* Accessory buildings must be located 15 feet from the rear of the home
* Accessory buildings must be located 10 feet from rear and side property lines.
* Building permits are required, prior to beginning construction.
* Poured cement footers are recommended.

**BEFORE ANY PLANS ARE SUBMITTED to the Homeowners’ Association Board and/or the Architectural Review Committee for approval, the property owner shall have a survey of their property done by a professional surveying company so that they know exactly where their property lines are located. A copy of the survey shall be included with plans submitted to the Old Mill Village Board of Directors and/or the Architectural Review Board for approval. If a violation is found as a result of the survey, the violation shall be corrected prior to continuing with the submission process.**

**BEFORE BEGINNING CONSTRUCTION of the shed, the plans shall be submitted to the Old Mill Village Board of Directors and/or the Architectural Review Board for approval. The plans shall include the property survey, detailed plans and specifications (showing design, size, materials, color and finish) and a plot plan showing proposed location of the shed on homeowner’s property. The Applicant will be notified in writing within 30 days if the plans are approved, and the plans will be kept on file with Old Mill Village records. Approval must be received before beginning construction.**

**PRIOR to submitting a shed proposal to the HOA Board or the Architectural Review Committee, the resident (applicant) shall review and understand ALL shed requirements and the process for submitting a shed request.  The resident (applicant) SHALL be current with HOA dues and shall not have any outstanding unresolved OMV violations prior to submitting a shed request.**

**If the HOA Board does not approve the shed proposal, it may be modified and re-presented to the HOA Board.  Under no circumstance may a resident proceed without HOA Board or Architectural Review Committee approval.**

**With HOA Board approval of the submitted plans, the resident (applicant) shall obtain a permit from the City of Brunswick and provide a copy of the permit to the HOA Board.  The HOA Board shall acknowledge receipt of the permit within 7 days and keep the permit as a file record along with the plans and other documents submitted by the resident (applicant). Under no circumstance may a resident proceed without providing the permit to the HOA Board AND receiving acknowledgement of receipt of the permit by the HOA Board.**

**REQUIREMENTS for SHEDS**

**SIZE:**

* Maximum footprint allowed shall be 80 square feet or 8’ X 10’.
* Maximum allowable height shall be 9 feet.

**QUANTITY:**

* Only one shed per lot shall be approved.

**USE:**

* The shed shall not, under any circumstances, be used as a living space or as a business.
* The shed shall be used for storage only.

**LOCATION:**

* Sheds shall not be permitted in side or front yards.
* The Shed shall be located in the rear yard at least 15 feet from the principle structure (unless structurally attached to the principle structure) and at least 10 feet from side and rear lot lines.
* The shed shall be located in the rear yard between parallel lines created by the left and right side walls of the primary structure. This requirement is intended to minimize the view of sheds from the front yard. The Old Mill Village HOA Board of Directors and/or an Architectural Review Board may grant a variance in instances where lot size and/or lot dimensions make compliance difficult or where other factors including aesthetics and open space views favor alternative locations.
* The shed shall be located so that water flow and drainage is not hindered or redirected.
* The shed shall be located in a manner that gives consideration to the preservation of open space views from the applicant’s and adjacent neighbors’ lots.

**STRUCTURE:**

* Shed shall be placed on a poured concrete slab floor that is at least 4 inches thick. The shed shall not be elevated.
* Exterior walls shall be of wooden frame construction (2’X4” boards).
* Roof shall be sloped to compliment the primary residence. No gambrel or flat roofs will be approved.
* Windows are allowed, but they shall be proportional to the shed.
* All sheds shall have hinged doors that latch and lock. No shed shall have more than one double door for access. Doors shall face the house or the interior of the yard.

**MATERIALS:**

* Exterior cladding shall match that on the primary residence in both style and color. Exterior cladding shall be wood, vinyl, or aluminum. No plastic, rubber, fiberglass, or all­ metal sheds will be approved.
* Roof shingles shall match as closely as possible those on the primary residence in both style and color.
* Windows, if present, shall match as closely as possible those on the primary structure in both style and color.

**UTILITIES:**

* Any electrical servicing the shed shall be underground. No above­ ground electrical of any type shall be permitted.
* NO water source shall be permitted.
* NO exterior lighting shall be permitted.

**MAINTENANCE:**

* Property owners shall be responsible for the continual maintenance of the shed and any landscaping added.
* No items shall be stored outside of or attached to the outside of the shed, nor shall any other type of storage containers be added to the outside of the shed.
* Shed doors shall be kept closed, latched and locked when not in use.

**ENFORCEMENT:**

* Only homeowners in good standing (all HOA fees paid and not currently in violation of any OMVHOA Covenants and Restriction or Bylaws) may submit plans for approval.
* Failure to comply with these requirements/restrictions may result in a special assessment.
* The homeowner shall be liable for any costs incurred by the Association due to the homeowner’s failure to properly maintain the shed on the property.
* Any legal fees incurred with the enforcement of compliance with these established restrictions shall be the sole responsibility of the homeowner.