

Pine Lake Estates - Architectural Control Committee
Guidelines for Sheds, Playhouses, and Structures
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The following guidelines are provided to identify preferred design, location, and finishes, for Sheds, Playhouse, Potting sheds, and other enclosed structures within residential properties of Pine Lake Estates.

General Design Requirements:

Because structures not specifically designed or located for consistency with the neighborhood's architectural style can detract from an otherwise visually harmonious residential environment, the installation of all structures must be reviewed and approved by the Architectural Control Committee prior to construction or installation.

Prefabricated Storage Shed, structures, etc.:

Prefabricated metal, rubber, plastic, or composite storage sheds, lockers, or structure are not allowed within the development.

Sheds and Storage Structures:

Sheds and structures, which are compatible in size, color and materials with that of houses within the development, may be submitted for ACC review. Detached shed, building, or structures should be located behind the rear plane of the house.

(Detached Structures)

1. **Design.** The design of the structure shall be compatible with the design of the house and development.
2. **Location:** The structure should be located behind the rear plane of the house. The structure shall be located with a minimum setback of one inch for each inch of maximum structure height, over 72 inches. (E.G. a ten-foot tall shed (120 inches) would have to me setback a minimum of 48 inches from the side or rear lot line or fence.). The floor elevation of the structure shall be as low to grade as possible and no more than 10 inches above finished grade. Location or size of structure shall not obstruct the views of adjoining neighbors, to native growth areas or other scenic views.
3. **Size.** Structures shall not exceed 120 square feet and ten feet in height at the highest point.
4. **Materials.** The finish materials shall be the same as those used in the exterior of the house, including siding and roofing materials.
5. **Color.** The color scheme shall be the same as the existing house.
6. **Roof.** The roof slope, type, color, and material, should match the house.
7. **Screening.** Storage structures shall be screened from view of adjoining neighbors with suitable landscaping, such that a minimum of 50% of the sides are covered within two years of installation.
8. **Notice:** The homeowner shall notify the adjoining Pine Lake Estates property owners, of the proposed shed or structure project, prior to submitting for ACC review and approval.

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(Attached Storage Structures)

1. **Design.** Structures may be integrated with a house either located under a deck, attached to the dwelling itself.
2. **Location:** The structure must be located with a minimum setback of one inch for each inch of maximum structure height, over 72 inches. (E.g. a ten-foot tall structure (120 inches) would have a setback requirement of a minimum of 48 inches from the side or rear lot line or fence.) The floor elevation of the structure shall be as low to grade as possible and no more than 10 inches above finished grade. Location or size of structure shall not obstruct the views of adjoining neighbors, to native growth areas or other scenic views. City or County setback minimums may supersede those given here and shall take precedence.
3. **Size.** Structures, (either under a deck, attached to the dwelling unit) shall not exceed 120 square feet and shall not exceed eight feet in height to include the highest point of the roof.
4. **Materials.** The finish materials shall be the same as those used in the surface to which the shed is integrated. If integrated with a fence or deck, the materials shall be natural wood; if attached to the rear of a dwelling unit, the materials shall match the dwelling unit, including siding and roofing.
5. **Color.** The color scheme shall be the same as the surface to which the shed is integrated. If integrated with a fence or deck, the color shall be natural wood, unless the deck is painted. If integrated with the dwelling unit, the color shall match the dwelling unit, including siding and roofing.
6. **Roof.** The roof should either be flat, with the top of the roof not exceeding the top of the fence, or sloped similar to that of the house. The shed shall not exceed six feet in height to include the highest point of the roof.
7. **Screening:** Storage structures shall be screened from view of adjoining neighbors with suitable landscaping, such that a minimum of 50% of the exterior walls areas are covered from view, by landscaping growth within two years of installation. The structures exterior walls shall be fully screened from street view, from any street within the development.
8. **Notice:** The homeowner shall notify the adjoining Pine Lake Estates property owners, of the proposed shed or structure project, prior to submitting for ACC review and approval.

Application Contents:

1. Site plan showing relationship of the structure to the adjacent house, property lines and all existing site improvements.
2. Picture and/or detailed drawing including exterior dimensions.
3. Description of materials used.
4. Color of structure exterior finish and house, including roof colors.
5. Description of screening to be used, including existing and proposed landscaping.

Approved by:

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