

## One Club House Lane South Association

### Shed Design Policy

Adopted by the Board of Directors in Open Meeting on June 9<sup>th</sup>, 2026, per RCW 64.90.445

#### 0. Definitions

##### Permanent Shed

A shed constructed of durable materials such as wood or composite siding, built on a fixed foundation or platform, and intended to remain in place for more than one year. Permanent sheds typically include:

- Wood-framed or composite structures
- Sheds with anchored or built foundations
- Structures designed to match the home in color, trim, and architectural character
- Any shed requiring ARC approval under the Design Guidelines
- Glass-panel or glass-walled structures are not permitted and are not considered acceptable shed materials.

##### Temporary Shed

A shed or storage structure made of plastic, resin, metal, fabric, clear-panel materials, or other lightweight materials, typically assembled without a fixed foundation and intended for short-term or seasonal use. Temporary sheds include:

- Plastic or resin storage units
- Metal panel or clear-panel material sheds
- Fabric or canvas storage tents
- Any structure not designed to match the home or withstand long-term installation

Temporary sheds are not permitted and may not be grandfathered.

##### Common Areas

For purposes of screening and visibility requirements, “Common Areas” include all HOA-owned or HOA-maintained tracts, greenbelts, landscaped buffers, pathways, trails, and any publicly accessible areas adjacent to or visible from the lot. Visibility from these areas is treated the same as visibility from adjacent streets or neighboring properties.

## **Architectural Character**

For purposes of this policy, “architectural character” includes the home’s siding style, trim details, material composition, color palette, roof form, and overall design aesthetic. A shed is considered consistent with the home’s architectural character when it uses siding, trim, and detailing that visually match or replicate those of the primary residence.

## **1. Purpose**

This policy clarifies and supplements the existing Design Guidelines – Storage Sheds and relevant provisions of the CC&Rs, ensuring consistent application of standards for shed structures within the community. This policy does not replace the Design Guidelines; it provides additional specificity and updates placement and height requirements.

## **2. Authority**

This policy is adopted under:

- CC&Rs Article 3.5 – requiring prior written approval for any construction, alteration, or exterior structure.
- Design Guidelines – Storage Sheds – establishing size, materials, color, and screening requirements.
- CC&Rs Golf Course Visibility Clause – restricting structures visible from the golf course unless the golf course owner or manager provides written approval.
- Board authority to adopt policies interpreting and enforcing the Design Guidelines.

## **3. Applicability**

This policy applies to all shed structures, including but not limited to:

- Prefabricated sheds
- Custom built sheds
- Plastic, resin, metal, clear-panel material, or wood sheds
- Temporary or permanent storage structures
- Tool lockers or utility cabinets exceeding 4 feet in height
- Glass-panel or glass-walled structures

## **4. Placement Requirements**

### **4.1) Front Yard Prohibition (Placement Updated from Design Guidelines)**

Sheds shall not be located in the Front Yard of any lot.

### **4.2) Side and Rear Yard Placement**

Sheds may be located in the Side Yard or Rear Yard, subject to:

- Placement as inconspicuously as possible
- Screening from street view, neighboring properties, and Common Areas using materials or vegetation that exceed the height of the shed so that the structure is not visible from ground level
- No obstruction of drainage, easements, or access paths

### **4.3) Golf Course Visibility Restrictions**

For lots adjacent to the golf course:

1. No shed may be placed where it is visible from the golf course unless the golf course owner or manager provides written approval.
2. The golf course owner or manager must sign the ARC Request Form when visibility from the course is possible.
3. Golf course approval does not override ARC requirements, including the Front Yard prohibition.
4. ARC may require additional screening or relocation to ensure the shed is not visually intrusive.

### **4.4) Screening Review Requirement**

All shed applications shall include a discussion of potential visibility and screening needs with adjacent neighbors as part of the neighbor-notification process. Screening is not automatically required for every shed; however, the ARC may require screening when visibility creates a visual impact inconsistent with community aesthetics or when concerns are raised by adjacent owners.

## **5. Design & Construction Requirements**

### **5.1) Materials & Appearance**

Sheds must match the home in color, trim, siding style, and overall architectural character. Architectural character includes the home's siding type, material profile, and design

detailing. Plastic or metal sheds are not permitted. Glass structures of any type are not permitted.

**5.2) Roofing Compatibility**

Shed roofing must match the home’s roofing system as defined in the Association’s Roofing Guidelines, including material type, color range, and shake-like appearance. All roofing selections must comply with the approved roofing systems and color requirements listed in the OCHLSA Roofing Guidelines (April 1, 2009).

- Prohibited: metal roofing, corrugated plastic, PVC, bright colors, or any non-shake-like materials.

**5.3) Size Limits (Height Updated from Design Guidelines)**

- Maximum footprint: 10' x 12'
- Maximum height: 10 feet total, measured from existing grade to the highest point of the roof
- Foundation height: The shed foundation or platform may be no more than 4 inches above existing grade
- The combined height of the foundation + shed structure + roof peak may not exceed 10 feet, measured from existing grade

**5.4) Screening**

Screening is required only when determined necessary by the ARC based on visibility, location, lot conditions, or neighbor feedback. When screening is required, it must meet the following minimum standards:

**1. Height Requirement**

Screening materials (fencing, live evergreen shrubs, or a combination) must be installed at a height equal to or greater than the full height of the shed, measured from existing grade to the highest point of the roof. Live evergreen shrub screening may exceed 10 feet if necessary to fully conceal the shed from ground-level view.

**2. Visibility Test**

A shed is considered “screened” when it is not visible from any point at ground level on:

- Adjacent streets
- Adjacent lots
- Common Areas

Seasonal leaf drop does not exempt a shed from this requirement.

**3. Evergreen Requirement**

If vegetation is used for screening, it must consist of live evergreen plantings that provide year-round coverage. Artificial or synthetic plant materials are not permitted.

**4. Establishment Timeframe**

Plant-based screening must be installed at a height that provides immediate full screening. Homeowners may not rely on future plant growth to meet screening requirements.

**5. ARC Discretion**

The ARC may require additional screening, relocation, or modification if the installed screening does not adequately conceal the shed from view. ARC decisions shall be based on visual impact, consistency with community aesthetics, and the intent of this policy.

**6. Slope Clarification**

“Ground level” refers to any point on adjacent lots, Common Areas, or public rights-of-way, regardless of elevation changes.

**7. Roofline Clarification**

Screening height must exceed the highest point of the shed roof, with shed height measured from existing grade (including any foundation up to 4") to the roof peak.

The shed may not exceed 10 feet in height, but screening may be taller.

**5.5) Door Closure Requirement**

Shed doors shall remain closed at all times when the shed is not in active use. Doors may be opened only for entry, exit, or brief access.

## 6. ARC Application Requirements

All shed installations require prior written ARC approval. A complete application must include:

1. ARC Request Form
2. Neighbor notification signatures
3. Golf course owner/manager signature if applicable
4. Site plan showing placement
5. Photos or construction drawings
6. Paint and material samples
7. Screening plan

**Clarification:** Neighbor signatures acknowledge notification only and do not constitute approval of the shed or its placement.

Incomplete applications will not be reviewed.

## 7. Temporary Sheds

Temporary sheds (plastic, resin, metal, fabric, or clear-panel materials) are not permitted and must be removed. Temporary sheds may not convey with the property.

## 8. Enforcement

Violations will be addressed under the Association's enforcement procedures, including:

- Notice of violation
- Opportunity to cure
- Fines
- Removal of unapproved structures

**Clarification:** Lack of knowledge of the Design Guidelines or this policy does not exempt a homeowner from compliance.

## 9. Grandfathering of Existing Permanent Sheds

Permanent sheds that were installed prior to the adoption of this policy and that do not meet the size or dimensional requirements in Section 5.3 shall be considered grandfathered as of the effective date of this policy, provided that:

1. The shed was previously approved by the ARC or existed without documented violation prior to adoption of this policy and was visible and known to the Association;
2. The shed is maintained in good condition and does not create a nuisance;
3. The shed must continue to match the home in color, trim, and architectural character, consistent with Section 5.1 and Section 5.2
4. Any future replacement, relocation, or reconstruction of the shed must comply fully with the current Shed Policy and Design Guidelines.

Temporary sheds are not eligible for grandfathering.

### 9.1 Good Condition Checklist

A grandfathered shed is considered in “good condition” when it meets all of the following:

- Paint or stain is intact, not peeling, fading, or discolored
- Siding is free of rot, warping, cracks, or holes
- Roof is intact with no missing shingles, leaks, or visible deterioration
- Doors and hardware function properly and close securely
- Foundation or platform is stable, level, and free of structural damage
- No mold, mildew, or pest infestation
- No leaning, sagging, or structural instability
- Overall appearance remains harmonious with the home and surrounding properties
- ARC may require repainting or aesthetic updates if the shed no longer harmonizes with the home or surrounding properties

Failure to maintain good condition may result in loss of grandfathered status.

## 10. Effective Date

This policy became effective upon adoption by the Board in Open Meeting on June 9<sup>th</sup>, 2026