

Bersot Crossing
Storage Shed Guidelines

- (i) Color of storage shed must match the primary color of house.
- (ii) Roofing material and color must match the primary color of house.
- (iii) All sheds must be maintained as it relates to repainting, roofing and siding.
- (iv) Exterior cladding shall be wood or vinyl. No poly, rubber, fiberglass, or metal sheds will be approved.
- (v) 14-foot maximum height at peak.
- (vi) No storage units can be located on a utility or drainage easement.
- (vii) Storage units must be 5 feet from property line.
- (viii) No dirt or gravel floors will be permitted.
- (ix) The area around the foundation must be enclosed; no exposed space under the shed will be permitted.
- (x) Only one Accessory Structure per lot.
- (xi) Sheds may not exceed 144 sq.ft. and a minimum 64sq.ft.
- (xii) No items may be stored outside of or attached to the outside of the shed. Ornamental items are exempt.
- (xiii) Roof must be sloped to compliment the primary residence. Flat roofs will not be approved.
- (xiv) All sheds must have a door that latches.
- (xv) Windows, if present, should match as closely as possible to those on the primary structure in both style and color.
- (xvi) Any utilities will be homeowners responsibility and subject to Town of Brownsburg requirements.

Alternative Storage Units

Alternative storage units are defined as units that are either permanently built or prefabricated and installed on the homeowners property. Examples include: lean-tos, deck boxes, storage closets, etc.

- (xvii) Must be placed behind third car garage or bump out.
- (xviii) Homes with no third car garage or bump out, unit must be placed behind home and not visible from street.
- (xix) Only one portable or alternative unit per lot.
- (xx) Cannot extend past rear corner of house and have a maximum width of 48"

(xxi) Must match color of home.

(xxiii) Any storage shed, or alternate storage unit needs to have the proper forms submitted for approval. This would include the Architectural Approval Form and all documents requested as part of the request form. These forms can be located on the HOA website. Any shed or storage unit with an area of 90 sq.ft. or more will need an Accessory Structure permit from the Town of Brownsburg.

(xxiv) The final placement and design or location of any shed is at the discretion of the HOA Board, and the Town of Brownsburg as it may pertain to easement or visibility concerns.