

### **Our Mission Statement**

Maintain Arrowhead Point Subdivision as a safe, friendly, clean and attractive neighborhood where property values are maintained at a high level. Meeting this objective requires that residents take seriously the Arrowhead covenants (CC&R's and bylaws) and respect the rights of their neighbors to enjoy the benefits of living in a well-kept neighborhood devoid of unsightly nuisances and free roaming pets.

### **Guidelines for Shed Construction:**

These guidelines outline the requirements for constructing sheds within our HOA community. All shed construction proposals will be reviewed by the Architectural Committee in accordance with these guidelines. It is important to note that the primary purpose of allowing sheds in our community is for the storage of garden tools, pool equipment, lawn mowers, BBQs, and similar items. Sheds shall not serve as a substitute for a garage, workshop of any type, office or living quarters.

#### **Size:**

1. Sheds should have a footprint no larger than 6'x8' or similar dimensions. Sheds exceeding 60 square feet are prohibited.
2. The maximum height of sheds, including the roof apex, should not exceed 7 feet 6 inches. This restriction aims to address concerns raised by neighbors regarding the visual impact of sheds from their backyards.

#### **Construction:**

1. Sheds should be constructed using heavy-duty resin or wood but not metal. Metal sheds rust out very quickly and have low durability. Professional construction and design is required for all sheds. However, the architectural committee may consider approval for homemade sheds if comprehensive plans are submitted for review and approval by the committee.
2. Sheds should be built on a slab, gravel, or paver base. These are recommended for stability and enhanced durability, especially on damp ground.
3. Sheds that require building permits, electrical permits or footings are strictly prohibited.

#### **Location & Appearance:**

1. Shed colors should be similar or complementary to the colors used for your home and homes within our neighborhood. While achieving an exact match may be challenging, the objective is to maintain a harmonious appearance within our community and as referenced in the CC&R's, Article 9.1.
2. Homeowners are encouraged to ensure that shed locations do not cause disagreements with neighbors, especially if they are in view or adjacent to a neighbor's fence.
3. Each lot is permitted to have only one shed.
4. While there is no specific Spokane County code requirement for an air gap between sheds and fences, garage walls, or house walls, it is highly recommended to maintain at least a 1 ½ foot clearance. This clearance helps with proper ventilation and mitigates potential water damage and fungus that may arise from contact with snow, sprinkler water, and rain.

**Existing Sheds:**

1. If you already have a previously existing shed as of June 22,2022, it is grandfathered, and you will not be required to replace or modify it.
2. However, it is necessary to record your previously existing shed with the Architectural Committee with a few photographs, the shed dimensions and its location on your lot. Failure to record your existing shed with the HOA Board will mean that a complaint about your shed from an HOA member will indicate that a shed has been erected on your property without HOA approval. You will then be required to meet all the guidelines in this document or remove the shed.

**New Sheds:**

1. To submit your shed construction project for approval, please email the Architectural Committee with reference to your plan. Include details regarding the size, construction materials, and proposed location and appearance of your shed. The committee will carefully review your submission as an “exemption” to the existing CC&Rs because backyard structures such as sheds are not permitted in Arrowhead Point. The submission will be reviewed in accordance with the guidelines outlined above and the Arrowhead Point CC&R’s.
2. The Architectural Committee will maintain a record of all submissions and approvals concerning existing and new sheds. Certificates of Compliance will be issued to the homeowner as per Article 9.4.
3. Thank you for your cooperation in adhering to these guidelines.