



PEMBROOKE HOMEOWNERS ASSOCIATION (PHOA)

ARCHITECTURAL REVIEW INFORMATION SHEET

Shed Rules

Use this information when planning your shed and when completing the required ARC Application. Concerns and/or questions can be sent to ARC@Pembrookehoa.org

GENERAL INFORMATION

Installing any shed in Pembrooke requires prior approval by the ARC (see CC&Rs, page 42, 3.A). Sheds are restricted to the guidelines below:

NOTIFICATION TO NEIGHBORS.

A shed will drastically alter the appearance of your property and adjacent properties. For this reason, the ARC Application instructs you to discuss your shed plans with your neighbors as well as get their signatures on the ARC form.

SHED PLACEMENT.

Sheds must be located in the rear yard of the property and must be placed along the out lot perimeter. Sheds will not be placed near the home structure. They must comply with required setbacks of 5' from the side and rear property lines (CZO Schedule 32.1 footnote 4) and be separated from all other structures by 10' (CZO Section 51.2.4.c)

SHED SPECIFICATIONS.

- (i) **Preferred Size of Shed:** A 12 x 10 foot shed is the preferred size, although larger sheds maybe approved if there is sufficient space on the property and the shed is positioned such as not to be an annoyance.

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- (ii) **Maximum Height:** The maximum height for all shed walls is eight (8) feet. Roof peaks should be no taller than 10 feet.
- (iii) Sheds may be placed directly on the ground, concrete blocks, or concrete foundations.
- (iv) **Visibility:** Sheds visible from the street or adjacent property that are sitting with level lots with more than one course of blocks must be landscaped to hide open exposure under the shed.

Sheds visible from the street or adjacent property sitting on uneven lots with multiple levels of blocks or wood pilings to accommodate steep slopes will require screening with lattice as well as landscaping around the exposed base of the shed.

- (v) **Sheds** less than 120 square feet (10' x 12") maybe placed within 2 feet of the property line.
- (vi) **Exterior Color Scheme:** to include roof shingles will match the scheme of the principal dwelling.
- (vii) **Materials:** No metal or plastic molded sheds are allowed.
- (viii) **Sheds requiring lattice and landscaping:** will have plans depicting the planned landscape in conjunction with the shed application.
- (ix) **Approval:** Once the committee approves the shed the homeowner has six (6) months from the application approval to incorporate the shed on the property.

Approval Documents Required:

1. ARC Request Application
2. Copy of house survey (Plat) depicting location of proposed shed in relation to lot with existing easements identified
3. Picture or brochure showing style of proposed shed
4. Details of materials being used.