

Shed amendment for Watkins Grove Homeowners Association

Upon ratification by the board of Trustees, the following change will be made to Article IV section 2D regarding restrictions, outbuildings, temporary improvements.

Storage sheds detached from the principal structure and subordinate to the use of the principal structure will be allowed so long as they meet the following guidelines and standards.

- i. For definition purposes a shed is a structure located on the same lot or contiguous lot of the same ownership as the principal structure and are not designed or permitted for human occupancy. The shed shall not be used as living quarters and only one shed will be allowed per lot.
- ii. Zoning, setbacks and lot coverage
 - a. The maximum lot coverage (footprint) of the shed must not exceed 120 sq. Ft.
 - b. Sheds must be located behind the principal structure and a minimum of 5 feet from any property line. If the shape of the lot does not allow for a shed to be placed behind the principal residence then the lot owner may request an alternate location. Any alternate location must be approved by a majority vote of the board of trustees.
 - c. Sheds must conform to all current Etna Township guidelines for accessory structures and a permit is required prior to construction or establishment of a shed. It is the responsibility of the lot owner to obtain said permit and any repercussions from not obtaining the proper permit will be solely the responsibility of the lot owner and not the association.
- iii. Construction
 - a. Sheds must be placed on a level site such as crushed stone, concrete slab, pressure treated supports or concrete blocks. If there is a gap between the ground and shed, the lot owner must ensure that the gap is blocked off so that rodents and small animals do not take up residence under the structure.
 - b. Sheds are to be constructed out of wood with siding consisting of wood, paintable vinyl planking or vinyl siding. Exterior walls finished in plywood or oriented strand board (OSB) are prohibited. The length and width of the shed can be variable but should not exceed the 120 sq. ft. maximum footprint. Sheds are limited to one story with a maximum total height not to exceed 12 feet, 6 inches above grade. The color scheme of the shed should closely mirror the color of the principal structure on the lot.
 - c. The roof should be gable styled, have a minimum pitch of 6/12 and be covered in asphalt shingles. The shingles should match the style and color of the principal structure. Metal roofs and multi pitch roofs such as those found on barn type structures are **not** permitted. Adornments to the roof such as weather vanes, finials, cupolas, towers, turrets, steeples or other such devices are prohibited.
 - d. To maintain a uniform look throughout the development, the following types of structures/additions are **not** permitted.
 - i. Barn type structures, porch barns or any structure with multi pitched roofs
 - ii. Porches of any kind attached to the shed
 - iii. Sheds made out of plastic or metal construction
 - iv. Sheds made to look like a log cabin
 - v. Railing and/or flowerboxes attached to the structure