

SILVER FIRS PHASE II HOMEOWNERS ASSOCIATION

Shed Guidelines

Shed construction is determined by 2 sets of rules:

1. Snohomish County Planning and Development Services
(Reference Only. Homeowner is responsible for meeting county requirements)
 - a. Bulletin #27 Setbacks. Setbacks are “the distances a building or use must be removed from the lot lines of a property.” The setback distances for our residential properties are 5 feet for the sides and back and 10 feet for the property front.
 - b. Location on Property. The envelope of the shed (including roof overhang) must be located inside the setback lines.
 - c. Size. Shed cannot exceed 120 square feet in plan and 10 feet in height without a construction permit.
2. The Architectural Control Committee (ACC)

All Design Requests must be submitted in writing to the management company (CWD Group) for ACC approval by using the Design Review Form. Shed plans should have the following elements to facilitate the approval process:

- a. The siding material shall match the siding on the home. For example, cedar shall match cedar, vinyl shall match vinyl.
- b. The siding color will match the color of the siding of the home, or as close to as possible.
- c. The siding style will match the style of the house.
- d. The quality of construction shall match the home as determined by the ACC.
- e. The appearance shall be in harmony with the surrounding structures as determined by ACC.
- f. Roofs shall match the roof of the home except asphalt materials may be substituted for cedar.
- g. The style of the shed will be approved by the ACC.