

Shed Policy

[detached sheds, outbuildings, and other such storage structures]

Prior to construction, property owner must submit written proposal with a diagram of any structure proposed to be built on the property.

You must submit any county permits if necessary.

This includes but is not limited to sheds, additional concrete slabs or extensions.

- 1) Attached and/or detached structures must be constructed from wooden materials, with a maximum height of 13 feet from the ground are permitted.
- 2) One storage shed or other such structures per physical lot.
- 3) The structures shall be concealed from view from the street fronting the home or disguised behind a fence of approved specifications on the property.
- 4) Permanent or non-portable sheds/structures erected on foundations (skids) or concrete slabs will require the normal permitting process, the same as additions to existing dwellings (including hurricane strapping).
- 5) Restrictions from property lines will be compliant with zoning requirements defined by Horry County and must be compliant with Caspian Village Rules, Restrictions and Regulations governing such structures.

- 6) Any electricity to the structure will be concealed from view in accordance with the manner in which electrical lines are in service on the property. i.e. underground electrical lines.
- 7) Structures intended to be installed on properties will be submitted and approved by the Board of Directors of Caspian Village Homeowners Association. This should include a brochure showing a sample shed, the colors and materials intended, and an appropriate location of the lot. The Board of Directors reserves the right of review for final approval.
- 8) Remove the wording “Attached” in prior wordage and restrictions.
- 9) A Grandfather Clause is in effect for “structures” within the framework of all the local and state zoning guidelines; without alteration; and within the origination date of 03/21/2012.
- 11) Failure to obtain written prior approval of the Board of Directors may result in a request to modify, move or remove any structure not in compliance. Failure to do so may result in fines.