

# Cabin Branch Forest Shed Proposal

## Required Approval:

- Shed added to homeowners' property must adhere to the requirements outlined in the ARC and HOA guidelines
- Approval request must include construction plan to include dimensions and construction materials to be used, drawing of location on lot as well as anticipated construction start and completion dates. Copies of all required county permits will need to be provided to ARC prior to construction
- ARC member must inspect and approve area on actual lot to insure consistency with the esthetic harmony of the neighborhood
- Any and all necessary permits will be obtained by the homeowner prior to start of construction
- Landscaping plan may be required based on location, sightline, and stormwater impacts

## Location and Size:

- Sheds may only be located within the building setback lines, 5 feet from property boundary in any direction, and must be in the back yard
- Sheds must be installed where there is not direct sightline to the street from the front of the house
- Standard sizes allowed will be as follows:
  - 6X7, 6x8, 7x7, feet and 8x10 feet
  - Nonstandard sizes may be approved at the ARC/HOA board's discretion with no side to exceed 10 feet in length and total square footage not to exceed 80 sq ft
- Sheds may only be one story in height not to exceed 9 feet in height

## Usage:

- Sheds shall not be used as living space

## Quantity:

- Only one shed may be installed per lot

## Materials:

- Exterior cladding should match that on the primary residence in style, color and material
- Exterior cladding and trim shall be wood, vinyl or aluminum
- Sheds constructed on site and matching the aesthetic of the home on the lot will be approved. Prefabricated sheds that meet the requirements of this document will be considered.
- Roof Shingles should match as closely as possible those on the primary residence in both style and color.
- Windows if present should match as closely as possible those on the primary structure in both style and color

## Structure:

- Shed must include a solid floor composed of a concrete slab, with a minimum thickness of 4 inches
- The area around the foundation must be backfilled; no exposed space under the shed will be permitted
- A suitable barrier must be in place to prevent burrowing animals from making a habitat under the shed
- No dirt or gravel floors will be permitted
- Exterior walls must be of wooden or steel framed (2x4 as an example) construction
- Roof must be sloped to compliment the primary residence
- Flat roofs will not be approved
- All sheds must have a door that can be secured

## Utilities:

- Any utilities servicing the shed must be underground. No aboveground utilities of any type will be permitted
- Exterior lighting (if installed) shall not exceed one 75-watt light bulb enclosed in a permanent fixture attached to the shed. Efforts must be taken to shield neighbors from light overrun

## Maintenance

- Homeowners are responsible for all structures on their property, including the shed and for any landscaping included and approved in initial request
- No items may be stored outside of, or attached to the outside of, the shed
- Shed doors should be kept closed and latched when not in use

## Construction:

- Once construction begins, storage sheds must be completed within 45 days.