

SHED ACCEPTANCE CRITERIA

Rev 2 Nov 30, 2024

THE BELOW OUTLINES SHED ACCEPTANCE CRITERIA WITHIN 60 DAYS OF THE SHED ENTERING HARBOR POINT

New vs. Used Sheds

- New sheds are accepted as is but must meet this criterion at a minimum.
- All used sheds must meet this criterion within 60 days of entering the gate.
- Provide a brochure for new sheds OR 4 clear photographs of all used sheds showing all four sides with the ACC permit form.

Structural

- The shed shall be in good structural condition with no significant structural damage. This will include damaged framing, rotted siding or flooring, damaged or leaking roof, etc.

Exterior Appearance

- All used sheds shall externally be in like new condition.
- All exterior wood siding and trim shall be in like new condition with no holes, dents, loose, broken or splintered wood, rot, mildew, or other damage.
- Metal siding and trim shall have no damage such as holes or dents (larger than two (2") inches), rusting and not have any significant discoloration other than fading of color. Siding colors shall not vary significantly from one area to another.
- All doors, rails, balusters, porches, stairs, etc. shall be in like new condition with no damage present.
- All used sheds must be pressure washed and if the paint or stain is not in like new condition, the shed shall be re-painted or re-stained with a color approved by the Architectural Control Committee. Submit color samples.
- All sheds shall be underpinned or under-skirted.

Roofing

- Roof shall be in good repair and not leaking.
- Asphalt shingles shall have no damage and of one color. Mildewed or dirty asphalt shingles shall be cleaned.
- Metal roofing panels shall have no damage such as dents (larger than two (2") inches) or rusting and not have any significant discoloration other than fading of color. Roof colors shall not vary significantly from one area to another.

Windows and Doors

- Windows shall not be cracked or broken.
- Window air conditioning units shall be clean and properly installed.
- Doors shall be structurally sound and meet all exterior appearance requirements.
- Hinges shall be in good working order allowing opening and closing of the doors without sagging.

Property Owner Acknowledgment of These Requirements

- Sign and attach a copy of this sheet to all permit applications for sheds.
- Signature of Property Owner: _____ Date: _____