

TITLE: SHEDS

RESOLUTION NUMBER: 2013 P#003

DATE: November 7, 2013 (APPROVED)

AUTHORITY: ARTICLE VI (a); ARTICLE VI Section 1. (a),(g),(h)

REASON FOR POLICY: The purpose for this policy is to provide guidelines for sheds that provide convenient outdoor amenities for home owners without detracting from the overall character and attractiveness of properties in Oak Hills.

IT IS RESOLVED THAT: Sheds may be placed in the back or side yards of a property. Maximum shed size shall not exceed 8ft x 10ft x 9ft tall. Sheds may be constructed in any shape within those dimensions. Shed space visible over a 6ft fence must be screened from view from the street or common areas, unless approved by the Board.

GUIDELINES: It is desirable that shed siding match or compliment siding on the main home in material, shape and paint color. Drainage must be considered, and constructed in a way that minimizes negative impact on neighboring properties. Electricity may not be run to sheds. Sheds may not be constructed or placed in a manner that is obnoxious. The ARB will consider applications to place a shed within view of the street or common areas. Sheds most likely to receive approval will be constructed of like siding and roof material to the primary residence. Sheds constructed of plastic, tin, or that are otherwise deemed to be unappealing by the ARB will be required to sit behind screening or vegetation, concealed from view of street or common areas.

APPLICATION REQUIREMENTS: An application is required for shed installation. Signatures are required from neighboring homes that have a view of the shed. Applications should include a site plan of the full property indicating size, location and setbacks of proposed shed, fencing, neighboring homes or other structures. Applications should contain a description of materials used, foundation, drainage, and final colors and finishes.

DISCUSSION: What Has Changed?

- 1) Requirement to consider neighboring properties and view from street or common areas in regards to obnoxious placement, construction or drainage.*
- 2) Shed space visible over 6ft fence is permissible from neighboring properties.*
- 3) Sheds visible over the 6ft fence must be concealed from view from the street or common areas.*
- 4) Homeowners may submit application for shed that is visible from street or common areas, and ARB shall determine if the shed is "attractive enough" to remain visible. If not, screening will be required.*
- 5) Board to discuss of grandfathering of existing sheds.*