

Shed Guidelines for Wood Valley West

Sheds are visible to the general public and can affect the relationships between neighbors. A failure to develop some guidelines can create problems within our development in the form of misunderstandings among neighbors, inconsistencies and unfairness in treatment, and an excessive number of violations. New sheds would require approval of the HOA Board of Directors, based on a set of official guidelines. Anything done in our neighborhood must also meet the Douglas County General Code.

STORAGE SHED: A prefabricated or onsite constructed enclosure that is less than 12 feet high, less than 250 square feet in area and is used for the storage of lawn tools, garden implements, bicycles and other common household commodities. Sheds can only be placed in the rear yard on any lot. Such sheds shall not be placed within the front yard.

QUANTITY: Only one shed per lot will be approved.

USE: Sheds shall not, under any circumstances, be used as a living space. Sheds shall solely be used for storage.

LOCATION: Sheds may be located only within the building setback lines and must be in the backyard.

SIZE:

- Maximum footprint shall be 250 square feet.
- Maximum allowable height shall be 12 feet.
- Storage containers of less than 16 square feet and placed against the house are exempt from these guidelines

STRUCTURE: Shed must include a solid floor composed of either: a concrete slab, or an integrated floor of suitable building material (e.g. pressure treated lumber). No dirt or gravel floors will be approved. Roof must be sloped to compliment the primary residence. Flat roofs will not be approved. All sheds must have a door that latches.

MATERIALS

- Exterior cladding should match that on the primary residence in both style and color. Exterior cladding shall be wood, vinyl, or aluminum. No rubber, fiberglass, or all metal sheds will be approved.
- 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.

UTILITIES

- Any utilities servicing the shed must be underground. No aboveground utilities of any type will be permitted.

· Exterior lighting (if installed) all lights shall be placed in a manner to minimize impact to neighbors and streets.

MAINTENANCE

Property owners are responsible for the maintenance of all structures on their property, including the shed and any landscaping included, and approved, in the 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.

APPROVAL

Based on plans and drawings submitted by homeowner, we agree proposed shed has met all above criteria and grant approval on construction of shed.

Name/Title

Signature

Date