

## RULES FOR SHEDS

Article VI RESTRICTIONS Section 1 paragraph (d) Accessory Buildings states: No accessory buildings or other outbuilding shall be permitted on any unit unless it is approved by the Developer, or the Association, as hereinafter provided in section 3. The Developer, or the Association, in the exercise of its discretion, may permit the erection of structures such as swimming pool accessory buildings, greenhouses, or lawn/garden storage sheds. Notwithstanding the Developer's or the Association's approval, such structures shall be architecturally compatible with the main residence, be constructed of similar materials on a concrete slab with a rat wall and shall not exceed 200 square feet in size. No oil or fuel storage tanks may be installed on any unit.

The board will interpret the meaning of compatibility and similar materials to mean most types of sheds as long as the shed blends in with the existing residence and natural surroundings. Metal sheds are not allowed.

To prevent burrowing animals from living under a shed, we will require that sheds be in a solid base such as a poured slab or patio pavers that extend at least 2 inches beyond the edges of the shed. In lieu of a slab, the homeowner could install a rat wall which would extend to a depth of 12 inches.

The preferred location for sheds is in the backyard. Smaller sheds may be installed at the side of the house if there is no convenient location at the rear of the house. Sheds installed at the side of the house must be as close to the back edge of the house as possible and must be shielded from view from the street. Shrubs such as arbor vitae or other evergreen(preferred) or a privacy fence can be used to shield the shed from view.

The homeowner must submit a design and location to the Board for approval. All existing sheds will be subject to review unless prior approval has been obtained.

Approved by the Arbor Creek HOA Board 9/27/2023