

CHAPMAN GROVES HOMEOWNERS' ASSOCIATION, INC. SHED POLICY

ALL SHEDS NEED CHAPMAN GROVES HOA AND CITY OF OVIEDO APPROVAL.

Sheds may be approved if said structures are behind a fully enclosed six foot (6') fenced yard and located at the rear of the dwelling at least three feet (3') from the rear fence line. No shed shall be erected or maintained on any Lot without prior approval from the Board. Maximum size allowed is eight feet (8') wide by ten (10') long by eight (8) tall and shed shall be composed of only plastic or wood. All approved wooden sheds shall have shingled roofs.

Approved sheds shall meet the requirements of all applicable local ordinances and laws. No more than one (1) shed shall be approved for use on any Lot.

IMPORTANT: YOU MUST APPLY FOR A PERMIT WITH THE CITY OF OVIEDO! ALL SHEDS NEED AN APPROVED CITY PERMIT. THIS IS A REQUIREMENT OF THE CITY OF OVIEDO. IT DOES NOT MATTER IF THE SHED IS CONSTRUCTED OF WOOD OR PVC.

Our declaration states that sheds must be at least 3 feet from the rear property line. However, the city code requires sheds to be a minimum of 5 feet from the side and rear lot line(s).

WHAT DOES THIS MEAN TO YOU?

The city code **takes preference** so the shed must be a minimum of 5 feet from the side and rear property line(s) **HOWEVER**, the **homeowner may apply for a variance from the City of Oviedo to locate the shed closer than the 5-foot restriction(s) imposed by the city.** The HOA will allow up to a 2-foot variance. So, you could be a minimum of 3 feet from the side and rear property line(s). But the City of Oviedo has the final say on that variance. Again, this would require an approved variance from the City of Oviedo.

The city in their permitting process says " detached accessory structures must be located to the rear of the principal structure on residential lots". The city defines the rear of the structure to be an imaginary parallel line running along the rear plane of the house and continues to each side of your property line. Anything behind that imaginary line is considered rear of the principal structure. In other words you're back yard. You still must meet the City of Oviedo's minimum 5-foot requirement(s) unless you get a variance. (SEE PICTURE BELOW PAGE 2. THE PINK OR DARKENED AREA IS WHERE A SHED CAN BE LOCATED).

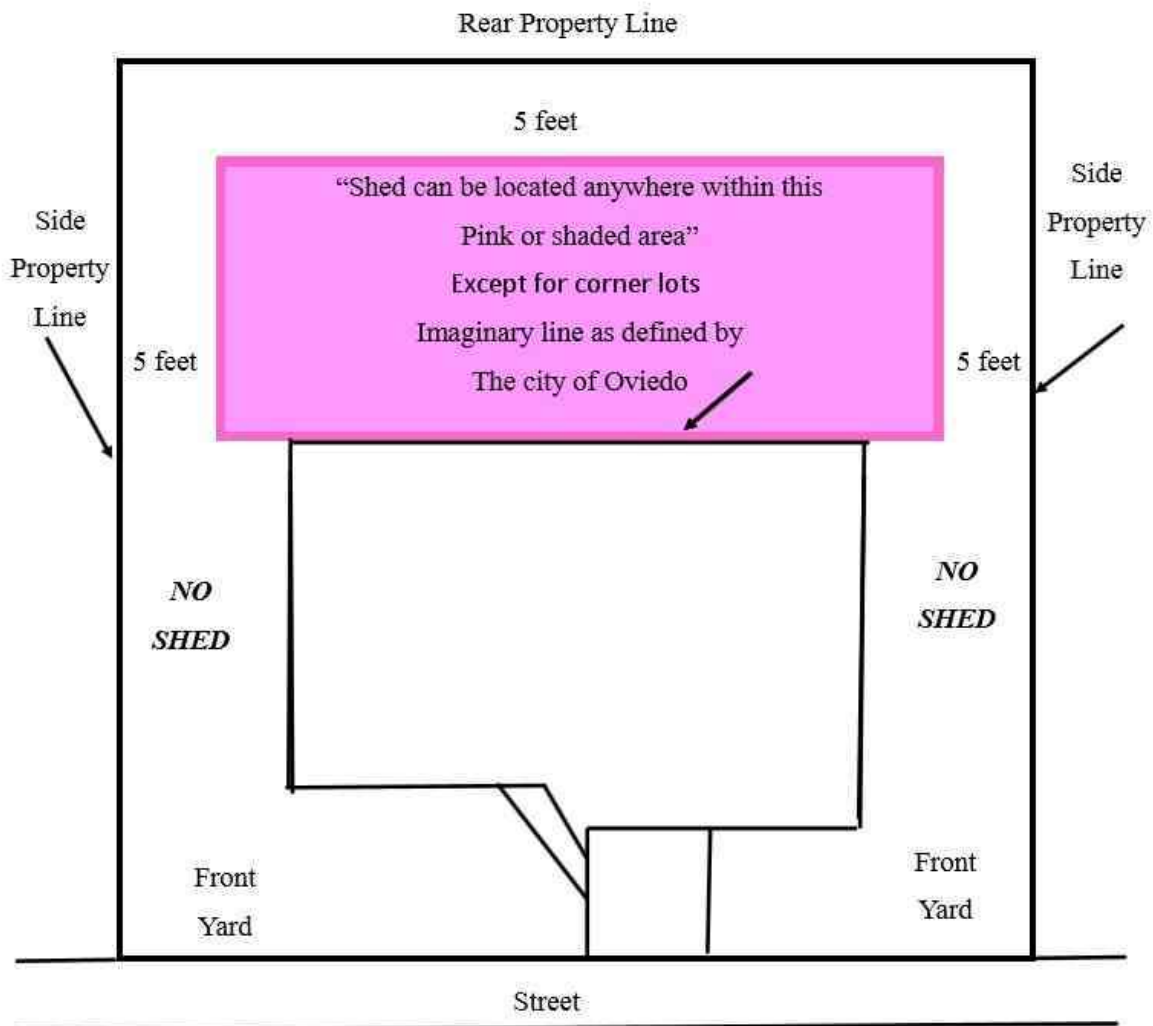
WHAT DOES THIS MEAN TO YOU?

The shed does not have to be immediately behind your house but it does have to be located in what the city considers your back yard, **NOT YOUR SIDE YARD OR NEXT TO THE SIDE OF YOUR HOUSE.**

The City of Oviedo treats Corner lot setbacks totally different from regular lots.

WHAT DOES THIS MEAN TO YOU?

Contact the City of Oviedo if you live on a corner lot and would like to install a shed.



Example of where the Shed can be Located.
Anywhere within the Pink or Shaded Boundary.

**NOTE: CORNER LOTS HAVE DIFFERENT BOUNDARIES.
CHECK WITH CITY OF OVIEDO FOR INFORMATION.**