

Rule 1 – Clarification on Design Guidelines for Storage Sheds or Outbuildings.

The purpose of this clarification is to provide the homeowners of High Pines Owners Association (HPOA) with a guideline for the addition of storage sheds on a lot. This will clarify and inform homeowners as to what requirements the Architectural Control Committee will employ as standards when reviewing and approving these types of modifications.

We intend for these guidelines/rules to preserve the architectural aesthetics of the subdivision and therefore we have adopted this rule on October 25, 2016 and have included it as part of the Design Guidelines for High Pines Owners Association. Please retain this clarification to covenant design and restrictions for future use.

1. **Formal Requests:** The request for the addition of a storage shed must be submitted as a formal request and must be approved by the Architectural Control Committee (ACC) in writing prior to construction/installation. Sheds constructed without approval may be subject to modification to comply with these guidelines or complete removal from the lot. Plans normally shall include a topology sketch showing proposed alterations in water flow for the site location with 2-foot elevation increments.
2. **Approval/ Disapproval:** As a rule, the ACC will issue their “approval” or “disapproval” based on the information provided and/or collected with an “on-site” inspection (if required). If a homeowner does not submit all the required information necessary to issue a decision, the request will be “disapproved” based on lack of information. We will make a note of what information is required and inform the homeowner to re-submit their request with this additional information included.
3. **Workmanship:** Workmanship of the shed will be monitored and shall be of the same quality as the main residence. Sub-standard workmanship will not be allowed. Once the shed has been completed, the ACC and/or the Board of Directors will conduct an inspection to insure not only that the shed was constructed as it was approved, but also that the workmanship is acceptable. Failure to construct the shed in accordance within these guidelines and rules and/or failure to construct the shed as it was approved will constitute a violation to these Design Guidelines.
4. **County and State Codes:** All county and state building codes must be adhered to. High Pines Owners Association and its members (including the Board of Directors and the Architectural Control Committee) shall not be held liable for failure to follow these codes and laws even though an approval was issued for the modification.
5. **Time Allowance:** The construction/erection of storage sheds shall be completed in a timely manner. Homeowners shall provide the ACC with the estimated time frame in which to complete the shed. While we understand minor delays may occur, prolonged delays may create an unsightly condition and will not be allowed.

Design guidance and restriction details:

1. These guidelines and rules apply to both stand-alone sheds/outbuildings and “lean-to” custom storage structures attached to the primary dwelling.
2. No prefabricated structures (e.g. vinyl, plastic, metal, or wood) are acceptable.

3. All submittals shall include an explanation of the shed (including detailed drawings), the dimensions of the shed (in feet and inches) and a site plan drawn to a reasonable scale so as to determine the proposed location.
4. Structures can be no more than 10 feet x 10 feet (largest outside dimensions – square footage is not relevant).
5. Structures can be no more than 10 feet high – measured from the ground to the peak of the roof – including any foundation, pad, or footing. For sloping yards, height is to be measured from the lowest point of the yard that the structure touches.
6. Although the maximum size of the shed or other structure is 10 feet x 10 feet x 10 feet, the Architectural Control Committee may require a smaller size or height depending upon the size of the back yard and the structure's location.
7. Storage sheds shall conform to the design, color, roofing, and siding, trim color, etc. of the primary residence. In other words, if your home has stucco siding, then your storage shed must also have the same style/design/color of stucco siding as the main residence. The design of the storage sheds shall complement the architectural aesthetics of the residence as determined in the sole discretion of the ACC. It is the intent that the structure appears to be from the same "DNA" as the dwelling.
8. The pitch of the roof must match the roof of the dwelling.
9. The location of sheds shall be as to provide minimum visual impact for surrounding neighbors and onlookers. The approval of shed location will be in the sole discretion of the ACC and/or Board of Directors.
10. Alterations of water flow and drainage must be managed before and after all work is completed to prevent changes in the "volume" and "character" of flow across neighbor boundaries or those down hill. Any failure to adhere to this requirement will require the homeowner to correct deficiencies and may find them responsible for damages resulting from construction or landscaping alterations.
11. Storage sheds shall not be used for occupancy.
12. All utilities must be located underground and must meet all county and state codes.
13. Sheds will be limited to one building per lot.
14. Sheds shall not impose view restrictions on neighbors. In the event viewing alterations impact neighbors, those neighbors should be consulted prior to application, if possible. The ACC will follow up if perceived issues arise and include these impacts during the review process.
15. No multi-story sheds shall be approved.
16. Sheds are not approved for commercial use.
17. Approval from the ACC does not constitute approval from any other regulatory bodies, and therefore all applicable building, utility, and other relevant codes, rules, regulations, statutes, etc. should be consulted and complied with prior to beginning work. Approval from any other regulatory body does not constitute approval from the ACC or the HPOA.
18. Structure is to be located to the rear of the dwelling in the area of the homeowner's lot that is bordered on one side by the rear of the dwelling (excluding any patio or deck). Structure is not to be located to the side of the dwelling. The ACC may consider exceptions to this rear location provision in cases where it is impractical, provided that all legal setback requirements are met, but in doing so may require a lower height for the structure, and will consider factors including, but not limited to, the size of the lot and the extent to which the structure is screened from the view of the street, open space, and neighbors.