

# Eagle Rock HOA Shed Guidelines

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Sheds added to a homeowner's property must adhere to the following guidelines:

**ARC REVIEW:** Application for Architectural Review form must be submitted to the ARC.

**PERMITS:** Homeowner must obtain the appropriate permits from Greene Township, Franklin County.

**QUANTITY:** Only one shed per lot will be approved.

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

**LOCATION:** Sheds may be located only within the building setback lines and must be in the backyard. An effort should be made to screen the shed from the view from the road.

**SIZE:** Maximum footprint shall be 120 square feet (i.e., 10' X 12'). Maximum allowable height shall be one storey with no loft.

**STRUCTURE:** Shed must include a solid floor as in an integrated floor of suitable building material (e.g. pressure treated lumber). The area around the foundation must be backfilled; no exposed space under the shed will be permitted. A suitable barrier must be in place to prevent burrowing animals from making a habitat under the shed. No dirt or gravel floors will be permitted. Exterior walls must be of wooden framed (e.g. 2 X 4) construction. 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 plastic, 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 above ground utilities of any type will be permitted.

Exterior lighting, if installed, shall be enclosed in a permanent fixture attached to the shed. Efforts must be taken to shield neighbors from light overrun.

**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.