

## **Shed Requirements: Devonshire Pointe Homeowners Association**

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, therefore, the following guidelines have been developed.

**STORAGE SHED:** An onsite constructed enclosure that is 8 feet high sidewall or less, 150 square feet or less in area and is used for the storage of lawn tractors, garden implements, bicycles and other common household commodities. No items may be stored outside of, or attached to the outside of the shed.

Only one structure per lot will be allowed.

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

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 of neighbors and from the road.

It is highly recommended that the shed be built on site.

The flooring system will consist of ground contact treated lumber and built structurally sound. Flooring will be  $\frac{3}{4}$ " treated decking or a 4" thick concrete slab.

The walls of this shed will be a max of 8' tall and framed with 2x4s, 16" on center and sheeted.

The roof will be a minimum 4/12 pitch, total structure not to exceed 12' tall, sheeted, and will have architectural shingles (same color and style as house).

All sheds must have a door that latches and a window on the side that faces the street.

Vinyl siding (color matched to house) will be installed with at least one window and entry door.

Exposed lumber will be stained/painted to match the home's colors.

Electric line will be trenched to allow for power and meet local building codes, no overhead feeds allowed.

Prior to construction, you need to obtain the necessary permits through the St. Joseph County building department as well as notify 811 for utility locate.

Need to obtain written approval from any neighbors' lots that border your property (sides and rear) prior to construction.

A site plan showing location and size of the proposed shed along with dimensions must be submitted to the architectural committee for approval prior to construction.

Elevation Views are required— this can be a photo, drawing, catalogue cut sheet, etc. that will illustrate the front, rear and side elevation views of the proposed shed.

Sheds will not be permitted on lake lots.

**Examples of Shed Architecture:**

