

The Preserve HOA Shed Requirements

All sheds ARC requests approved by the Committee must be completed within two (2) months from the date of written approval, otherwise the request expires and a new request must be submitted. An ARC requests can be found at our website: <http://www.thepreserve.org/forms.php>

Please include the Manufacture Brand Name and Model Number with the ARC request and if possible, a website link to the shed you are requesting approval for.

Please read all of the requirements completely before submitting an ARC Committee request for a shed. **You must have an approved ARC request and a city permit before erecting or placing a shed on a Lot.**

Upon completion, the Committee shall inspect the lot, shed and city permit to ensure shed compliance, verify said terms and provisions have been met and itemize any noncompliance.

The ARC Committee shall inspect the shed for compliance and the application fee returned to the Owner after final inspection and Committee final approval.

You must have or have an approved fence installed before submitting an ARC request for a shed.

Only Rubbermaid or similar style and type of sheds made of an approved plastic or resin type material are allowed.

The shed must be of store bought quality and must not be altered beyond manufacturer specifications.

All colors used on the exterior body of the shed shall adhere to paragraph 2.7, *Exterior Covering, Siding and Paint*, in the Covenants.

Wood, metal, fiberglass, shingles, and stucco are NOT allowed as the construction materials of the shed. (The only metal used in the shed maybe for items such as fastener or hinges, which must be approved.)

Only (1) ONE shed is allowed on a Lot.

Shed doors should remain closed when not in use.

The shed must have approved hurricane straps holding it to the ground.

The shed may NOT be visible from the road.*

People and animals may NOT live in the shed.

The shed may NOT be used as a dog house.

No running water, sewage or electricity may be hooked up, connected or attached to the shed in anyway. Sanitary facilities and/or human habitation shall be prohibited in sheds.

All sheds placed or maintained on a Lot shall at all times be maintained in good condition and repair. If the shed is no longer in good condition as deemed by the Committee; it must be either completely repaired to standard or completely removed from the Lot within 30 days at the home owner's expense.

If the shed does not meet all of the required rules and standards as deemed by the Committee; it must be either completely repaired to standard or completely removed from the Lot within 30 days at the home owner's expense.

Sheds must NOT be permanent. Permanently constructed shed types are NOT allowed.

The shed must remain easily movable and/or removable.

Cement foundations or other permanent foundations such as footer are NOT allowed.

The maximum size of the shed shall not exceed 120 total square feet in size.

The maximum size of any shed can be no more than (10 feet wide by 12 feet deep) or (12 feet wide by 10 feet deep). No part of the shed can extend more than 12 feet in length. The height of the shed cannot exceed 6' 6" with exception to the roof which must not exceed 7' measured at the highest peak point of the shed to the ground. The shed must be square or rectangular in shape.

You must have or install an approved fence first before applying for a shed.

You MUST have a 6 foot high board on board or solid wall fence completely enclosing your backyard to have a shed. Lots without a fully enclosed 6 foot high fence may NOT have a shed.* The shed may NOT be visible from the road with exception to the roof of the shed.

The shed must not have items leaning against it. You may not use sheds as a place to lean items against the outside of it such as gardening equipment, plywood, car parts, pool supplies, construction equipment, etc.

No shed shall be constructed or placed in any front yard.

Sheds must be located within the fenced in backyard, see map located at <http://www.thepreserve.org/img/HOAShedReq.TIF> for approved placement of the shed.

Severability. If any item of **The Preserve HOA Shed Requirements** is deemed illegal, invalid, void or otherwise unenforceable in whole or in part, that particular item shall be severed or shall be enforced only to the extent legally permitted, and the remainder of the items in **The Preserve HOA Shed Requirements** shall remain in full force and effect. If any the items in **The Preserve HOA Shed Requirements** is deemed to be invalid, void or unenforceable only with respect to a particular application, such term or item shall remain in full force and effect with respect to all other applications.

*Fence requirements override this statement on corner lots.