

Hidden Springs Summit Owners Association

HIDDEN SPRINGS SUMMIT OWNER ASSOCIATION

Sheds

Sheds should be restricted to one shed per lot and used for tools and equipment storage, not for shelter. The shed should be made of quality resin or wood and no more than 100 sq. ft. and limited to one story in height. It should not be visible from the street and the neighbor ought to be consulted and their input considered before installation.

The homeowner must provide the board with a justifiable reason for a larger shed than the guidelines.

Size: Maximum size of 10 X 10, 100 sq. ft or 8 x 10, 80 sq. feet

Height: Limit to one story plus appropriate roof

Roof Material: Roofing material that complies with the CC&Rs requirement for houses.

Roof Style: Peaked roofs. No sheds with flat roofs.

Utilities: No sheds shall be used as a dwelling unit.

Electricity: Allowed provided it is underground and on the houses electric meter

Water: No water hookup

Sewer: No sewer hookup allowed.

Architectural Style: The goal is to make sheds look attractive, rather than just generic sheds. That will make them more desirable and maybe less objectionable to neighbors who will see them.

Setbacks: They should be setback, at a minimum, the same as required for the dwelling unit. They shall not be placed on the property line, abutting fences.

Placement: Sheds shall be placed in areas that are minimally impactful to neighbors.

Siding: Resin or T-11 wood siding is often used on sheds.

Color: Color should be tasteful and compatible with the dwelling unit.