

Cedar Grove ARB Guidelines for Storage Buildings

(Effective June 1, 2013)

The Cedar Grove ARB in coordination with Vaughn Homes, Inc. has adopted the following guidelines to be followed by all Cedar Grove property owners regarding storage buildings (i.e., sheds and outbuildings):

1. For current property owners, all sheds and out-buildings **must** be reviewed and approved by the Cedar Grove ARB prior to purchase or construction.
2. For sheds or outbuildings associated with new home construction agreements, ARB approval by Vaughn Homes, Inc. is required.
3. Purchase and/or construction of a shed or outbuilding without ARB approval will result in legal action by the CGHOA up to and including the Court-ordered removal of the shed or outbuilding at the owner's expense.
4. Prior to purchasing a shed or constructing an out-building, the homeowner **must** submit an ARB Project Proposal form to the Cedar Grove ARB. The proposal must describe the size (number of square feet of floor space and the height), material(s) of construction and color of the shed or out-building and location of shed or outbuilding on the property. This form is to be completed for sheds or outbuildings associated with new construction agreements.
5. Definitions:
 - a. Shed – a prefabricated building with less than 50 sqft of floor space and no more than 8 ft in height. Usually a purchased building.
 - b. Outbuilding – a building with more than 50sqft of floor space and a peak roof height of 8 ft or greater. Usually constructed on-site.
6. Specific shed and outbuilding criteria:
 - a. For storage buildings with less than 50sqft floor space and a peak roof height of 8 ft or less, prefabricated sheds constructed of wood, metal or HD(high density) plastic (such as the type sold at Lowes or Home Depot) may be purchased and installed by the property owner. Colors are to be neutral or natural tones. In order to not be visible from the road, any shed of this type must be located in the rear center third of the owner's lot and as close to the rear of the house as practical. However, depending on the property location and the presence or not of a privacy-style fence, the ARB will consider approving a different location in the back yard of the property. For properties that border on a pond and whose backyards are visible from across the pond, locating the shed as close to the rear of the house as is practical is preferred. A picture or brochure of the type/style of shed to be purchased should be provided with the Project Proposal form.

- b. For storage buildings with 50 sqft to 100 sqft of floor space and a peak roof height of 8 ft or more, on-site construction is normally required. It is the property owner's responsibility to insure that applicable building codes are followed and to determine if a building permit is required. The building must be constructed on and anchored to a slab foundation. The exterior walls can be brick, natural colored wood, vinyl (neutral or natural tones only) or Hardi-Plank that is painted a neutral or natural color only. The roof must be covered with shingles color-matching the shingles on the house on the property. Note: The ARB will consider approving a high quality, prefabricated building with a natural wood exterior that is purchased and attached to a slab foundation. Any such approval will depend on the design, materials used to build and the quality of construction.

- c. For buildings with a floor space greater than 100 sqft and a peak roof height of 8 ft or more, only on-site constructed buildings are approved. It is the property owner's responsibility to insure that applicable building codes are followed and to secure the required building permit. The building must be constructed on and anchored to a slab foundation. The exterior of the building must be brick veneer with the style/color matching the brick on the house located on the property. The roof must be covered with shingles color-matching the shingles on the house on the property.

- d. It has always been the CG ARB's desire that neighbors be consulted and considered whenever a homeowner wants to make a change to the exterior of his/her property. All homeowners have a vested interest in maintaining property values and good neighbor relationships in the CG subdivision. As such, the ARB will likely consult neighbors regarding the proposed project prior to reaching a final decision. For homeowners who have taken the time to get their neighbor's support, the project approval process will be expedited.