

YOUR HOMEOWNERS ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

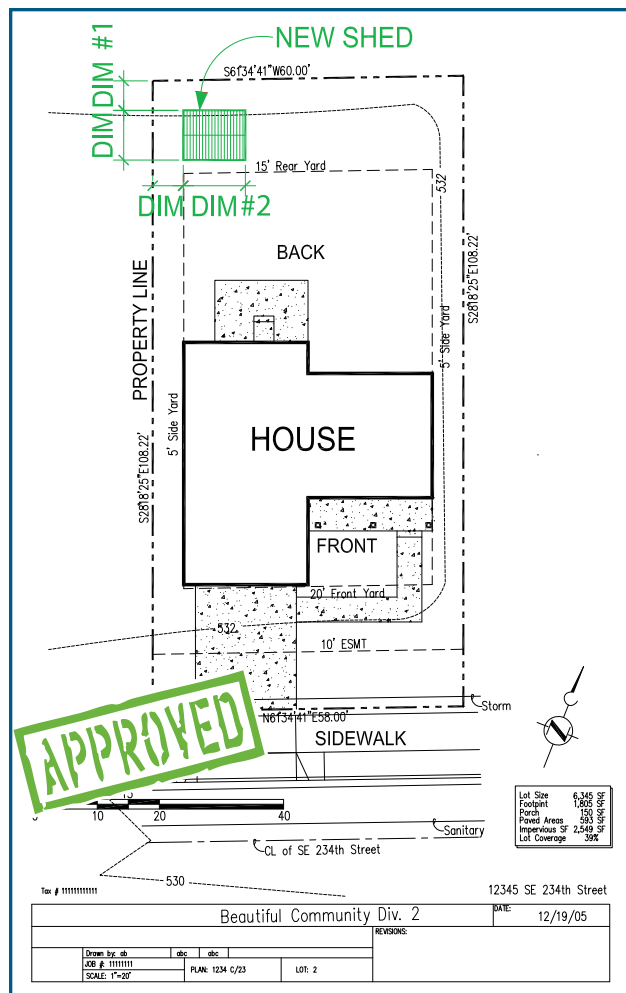
PIM-2

Sheds and Storage Units Application and Construction Requirements

The following Property Improvement Memo has been provided to assist Homeowners in preparing Property Improvement Applications to the Association. It lists information which must appear on submitted applications.

Sample Site Plan

See Definitions for Site Plan. The Sample Site Plan below shows additional information needed, in green, for application of sheds and storage units.



Application Requirements:

- Completed Application Form.
- Site Plan - You must use the site plan of your actual property provided by your Developer/ Builder as basis for application.

Add to the Site Plan:

- Drawing of proposed location of new shed or storage.
- Setbacks and shed dimensions indicated.
- Dimensions from edges of shed or storage to property line.
- Photograph of the type of proposed shed or storage to be purchased, if rubber or plastic.

You may be required to provide additional information, including a professional survey, to meet specific requirements of the Property Improvement Committee. *You may not begin construction until you receive all of the appropriate approvals.*

Construction Requirements:

- Sheds and storage units may be constructed of wood, rubber composite or plastic resin. See Figures A and B.
- Prefabricated metal or glass greenhouse type sheds are not allowed. See Figure C.
- The plan dimensions of the shed or storage unit must not exceed 120 square feet.
- Your property shall be fully fenced prior to installation of the shed.
- Lean-to type sheds, installed against exterior walls of your house if the fence are not allowed.
- Sheds or storage shall be maintained in a clean, neat and orderly condition at all times.
- Sheds or storage units must not violate any building setbacks, impervious restrictions or other requirements of the local jurisdiction.
- Sheds or storage units cannot be placed over infiltration trenches or bioswales.
- The area of shed or storage needs to be included in the impervious surface calculations. (See PIM4 for calculation method).
- Rubber or plastic sheds must be maintained in state of good repair at all times.

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Sheds and Storage Units Examples

Figure A
Wood Configurations **RECOMMENDED**



Construction Recommendations:

- Wood sheds or storage must have siding that matches the color and type of siding of your residence and should not detract from the uniform quality and appearance of your neighborhood. See Figure A.
- Wood shed's roofing materials and/or color must match the roof of your home and must not detract from the uniform quality and appearance of your neighborhood.
- Sheds or storage may not exceed 9 feet in height.
- Sheds or storage must be located on the interior side or rear of property.
- Sheds are not allowed to be directly adjacent to any of the exterior walls of your house. Minimum of 3 foot wide space between the walls of your home and/or the fence shall be maintained.
- Rubber or plastic sheds styles must match the exterior design and color palette of your house and should not detract from the appearance of your back yard. See Figure. B.
- Review state and local building codes prior to installation and assembly.

Figure B
Vinyl Configuration **RECOMMENDED**



You, the applicant, have the sole responsibility for ensuring full compliance with setbacks, easements, permits, fees, ordinances and restrictions associated with the modification of your property.

Washington law requires you to "Call Before You Dig", prior to any digging or excavation to protect you and underground utilities.

(www.callbeforeyoudig.org, 1-800-424-5555)

Approval by Property Improvement Committee does not constitute approval by any other jurisdiction, regulation or restriction.

Figure C
Metal and Garage Door Configurations
NOT RECOMMENDED



You, the applicant, have the responsibility to submit for PIC approval even if your proposed improvement follows the requirements described in this Property Improvement Handbook.

Notes
