

Shed Planning Checklist

The following checklist summarizes some of the basic criteria that must be met when planning to install a shed on a Seclusion Bay property.

Location on property (Setbacks):

- 1) No separate accessory building shall be erected closer than ten (10) feet to any principal structure on a Lot or any abutting Lot or tract. No accessory structure shall be erected within ten (10) feet of any lot line

Material:

- 1) Siding – Vinyl siding to match house
- 2) Roofing – composite shingles and slope of roof to match that of house
- 3) Trim – to match color of house trim. May be vinyl or metal

Size:

- 1) Height – Maximum of 10 feet from ground level to highest point on roof
- 2) Maximum lot coverage of 30% for house, decks, and shed.
- 3) Footprint no larger than 120 Square Feet



Figure 1 - Typical vinyl-sided shed with gable-style, composite shingle roof (Example only)

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Submission Checklist:

The following items must accompany any request for approval of a shed. Failure to provide **all** of the listed items will cause the submission to be disapproved without further action.

- 1) Cover-sheet with property address, legal description (Lot and Block) owners name and contact information, and proposed schedule.
- 2) Surveyor's as-built site plan showing, to scale, the proposed location of the shed and the existing location of the house, any decks, and easements.
- 3) Legible, scaled drawings, or photographs, of the exact structure proposed indicating clearly the proposed style, size, and quality of the proposed structure.
- 4) Color samples (or matching photographs) of siding, roofing, and trim.

All of the material listed above must be submitted at least 2 full weeks prior to proposed start of construction. Homeowners may request an informal planning meeting with HOA board members to clarify design requirements for sheds prior to completing their submittal package. No approvals will be granted during this planning meeting and the full submittal package must still be submitted for review / approval.

Variances and / or waivers of CC&R requirements will generally not be approved.

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