

## **A RESOLUTION OF THE BOARD OF DIRECTORS OF OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC., ESTABLISHING A SHED INSTALLATION POLICY**

WHEREAS, pursuant to Article III, Section 3.02 of the Declaration of Use Restrictions for Ox Bottom Manor (herein “Declaration”), the Board of Directors for Ox Bottom Manor Community Association, Inc. (herein “Association”), shall from time to time adopt promulgate, amend, revoke and enforce guidelines, hereinafter referred to as the “Design Review Guidelines;

WHEREAS, a shed is an improvement as defined in Article I, Section 1.10 of the Declaration and an accessory structure under Article III, Section 3.18 of the Declaration;

WHEREAS, the Board of Directors has determined that it is necessary and beneficial to the Association and its members to provide additional clarification as to the construction of sheds installed within Ox Bottom Manor, which such clarification will better ensure an aesthetically appealing and uniform appearance intended to preserve property values on Ox Bottom Manor and will ensure compliance with the Governing Documents of the Association;

WHEREAS, Article III of the Declaration requires that all improvements be approved by the Association prior to installation;

NOW THEREFORE BE IT RESOLVED by the Board of Directors adopts the following shed installation policy:

### **SHEDS**

- 1) **Definition of Shed.** A shed shall mean a roofed and fully enclosed structure constructed as provided above, which is used as a storage space, workshop, or other similar use.
- 2) **ARC Approval Required.** All sheds shall be subject to the prior written approval of the Architectural Review Committee.
- 3) **Factory-Built Prohibited.** No shed shall be “Factory-Built.” Factory-Built means a shed which is, wholly or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation, or assembly and installation, on a Lot.
- 4) **Anchoring Required.** All sheds permitted herein shall be permanently anchored to the ground.
- 5) **Size and Height.** No shed shall exceed more than 500 square feet in size or one (1) story in height.
- 6) **Location.** All sheds shall be located behind the rear corners of the home. In addition, the minimum setback from the Lot lines shall be as follows:

Rear:	50 feet
Side Interior:	15 feet
Side corner:	25 feet
Easement:	The greater of the applicable setback described above or the width of the easement on the Lot plus 5 feet.

7) **Siding Materials/Requirements.** All sheds shall be enclosed. The exterior of the shed shall be made of the same material(s) as the home. No less than fifty percent (50%) of each side of the shed shall be covered with brick, stucco, or other such material as may be approved by the Board for the exterior of a home. The exterior of all foundations shall be covered with stucco or brick.

8) **Roofs.** Roofs shall have a minimum of 6 in 12 slope and shall be constructed of roofing materials that match the home.

9) **Drainage and Drainage Easements.** No shed shall encroach on any drainage easement or otherwise be constructed in a manner that obstructs water flow or causes water to flow onto other Lots.

10) **Governmental Compliance.** It is the responsibility of the Lot Owner to secure any and all required governmental permits. If required, such permits shall be provided to the Association prior to installation.

11) **Removal.** Approval granted by the Architectural Review Committee for a shed that fails (at any time) to comply with all governmental regulations, the Declaration, or this policy shall be considered void and the shed shall be subject to removal at the expense of the Owner.

ADOPTED by the Board of Directors this \_\_\_ day of \_\_\_\_\_ 2021.

**OX BOTTOM MANOR  
COMMUNITY ASSOCIATION, INC.**

By: \_\_\_\_\_  
\_\_\_\_\_, AS \_\_\_\_\_