

The Estates of Fieldstream Homeowners Association, Inc

estatesoffieldstreamhoa.com

Our mission: To promote and protect the desirability of our neighborhood through a commitment of continuous improvement.

Shed Guidelines (Rev. 2.0)

The request for approval of a shed on a homeowner's lot must include a copy of the lot's survey with the location of the shed clearly marked. The manufacturer's picture or brochure of the shed, along with its dimensions, must be included. A description of the screening plan and the screening materials to be used is also required.

The following guidelines are provided to help you select a shed and its location on your lot, and to consider other factors before you submit a request to the Architectural Review Committee for approval to proceed with a shed installation.

USE

- Sheds shall not under any circumstances be used as living space.

UTILITIES

- Plumbing (water and/or sewer) is not allowed to the shed.
- Other utilities serving the shed must conform to local building codes.

MAINTENANCE

- Property owners are responsible for the maintenance of the shed.
- No items shall be stored or attached to the outside of the shed.

Quantity

- Only one shed per lot will be approved.

Location

- The shed's location must not interfere with the lot's original drainage design.
- The shed shall not be visible from the front street of the house.
- Every effort should be made to screen the shed from a ground floor view by neighbor's as much as possible using permanent type screening materials such as fencing or privacy lattice panels.

Note: When using fencing to screen the proposed shed, the fence must comply with Fieldstream HOA fence guidelines. Also, if at any time the fence providing for this screening is removed (as in the case of it being a neighbor's fence), a replacement screening that complies with this section must be installed by the homeowner of the shed within 30 days of the original fence's removal.

Size and Structure

- Maximum allowable height is 7 feet at the highest point.
- The shed shall not exceed 7 feet in width and 7 feet in length.
- The shed must be securely anchored to the ground.
- The shed must have doors that latch.
- The shed must include factory made floors • No lean-to type structure will be approved.

MATERIALS

- The shed should be of a prefabricated design made of vinyl, resin or wood.
- No plastic, rubber, fiberglass or all metal sheds will be approved.
- Siding color should be harmonious with the neighborhood and if painted, must match the body color of the house.