

Hendrick Ranch Architectural Review Committee

Storage Shed Guidelines (v 3.0)

These Guidelines are for building and placing a storage shed on lots in the Hendrick Ranch subdivision. The Guidelines have as their genesis the *Hendrick Ranch P.U.D. Declaration of Protective Covenants, Section 2.1*, which states:

Architectural Committee: No building, structure or improvement including any fence, hedge or wall exceeding four (4) feet in height, shall be erected, placed or altered on any lot unless four (4) complete sets of architectural plans and specifications for such construction or alteration are submitted to and approved by the Architectural Committee prior to the commencement of such construction. All decisions of the Architectural Committee shall be in writing.

Guidelines:

1. The shed footprint shall not exceed one-hundred twenty (120) square feet. The side wall height shall not exceed six (6) feet; the roof peak height shall not exceed ten (10) feet. The exterior finish and color of the shed should be complementary to the main structure on the property.
2. No metal sheds are permitted.
3. The location of the shed shall be behind or beside the main structure on the lot, out of view from the street and sidewalk. No shed will be permitted in the front of the main structure, i.e., between the house/duplex/garage and the street and sidewalk.
4. No shed shall block another residence's view plane of the surrounding mountains or foothills from the residence's ground floor rooms.
5. Residents considering placing a shed on their property should submit the following documents in writing to the Architectural Committee:
 - a. The dimensions of the shed, i.e., width, length, wall height, and peak height.
 - b. Photos of materials to be used for the exterior finish of the shed, including the outside color of the shed. In lieu of photos, a sample of the exterior finish materials and a color sample may be submitted.
 - c. The location of the shed on the lot, i.e., a hand-drawn plot plan of the lot, showing the footprint of existing structures and the shed.

In deciding the size, materials, and location of the shed, the Architectural Committee will be guided by *Section 2.3 of the Covenants*:

The Architectural Committee shall exercise its best judgment to see that all structures and all alterations thereof conform and harmonize with the natural surroundings and with the existing structures as to external design, materials, color, siding, height, topography, grade and finished ground elevation.
