

## Shenandoah West Shed Policy

Background: In late 2010, the board began to receive complaints regarding a shed that was very visible in a neighborhood section of the neighborhood that had few visible sheds. This shed has been conditionally approved by the 2010 board. This policy statement was created to let neighbors and future boards know why the shed was approved, what position the 2010 board has taken in general regarding sheds, and the reasons it has taken that position.

Applicable sections of the CC&R's

The following sections of the CC&R's seem to be the most applicable to a member of the neighborhood that would like to add a shed or other outbuilding:

### Section 3

3b  
3c  
3d  
3f  
3h  
3i  
3j  
3k

### Section 4

Section 18  
18e

Section 19  
19a  
19b

Policy: Sheds are allowed in Shenandoah West single residence lots. While it is preferable for the shed to be attached to the house, it may be unattached as long as it follows the easements specified in Section 3h and Section 18e of the Shenandoah West CC&Rs. It should be constructed of materials that make it appear to be of similar construction to the house. It should be painted to appear visually similar to the house. While we prefer that sheds remain below the fence line, the Board may approve sheds that extend above the fence line as necessary to create a single story structure. All sheds must be approved by the Shenandoah West Neighborhood Board or Architecture Committee before construction begins. To request approval for a shed, a Request for Exterior Alteration form must be fully completed.

### Justification:

Many members in the subdivision claim that Section 3d does not allow sheds unless attached to the house citing Section 3d. Although Section 3d does not specifically mention sheds, it does say or other outbuilding or structure. However Section 3b does seem to allow for an unattached structure as long as it is located with a reasonably compact area. In 2010, the board conducted an informal assessment of the neighborhood and found 17 structures that had already been erected located in every phase of the neighborhood, had obviously been in place for many years, and had reportedly been approved by previous boards (some in writing and some verbally). For the most part these sheds or outbuildings seem to be following the 2010 policy provided above. Therefore the 2010 board has approved sheds following this policy which continues to enforce the CC&R's regarding the construction and location of shed without incurring the huge legal fees which might occur if sheds were not allowed at all.