



**Shenandoah Homes Association**  
**Architectural Control Standards**

**II. Shed**

**A. Communication:**

- a. Property owners seeking to erect a shed in the Shenandoah Homes Association (SHA) must seek prior approval in writing by SHA Board of Directors. Approval process may only be initiated by property owner, and does not extend to renters, representative management companies, or third party entities.
- b. SHA Board has a maximum of 30 days to respond to each submitted request.
- c. Property owner(s) may correspond by e-mail and attach photographs, or professional drawing of desired shed.

**B. Manufactured Sheds:**

- a. Professionally manufactured sheds may be placed on property, provided they adhere to the following construction guidelines:
  - i. Do not exceed the lowest part of the roofline of the house.
  - ii. Meet SHA roofing material shingles guidelines: three-tab asphalt shingle, or dimensional asphalt shingle.
- b. Installation and placement of shed must have a minimum setback of five (5) feet from property line any direction, including the roof. Shed may not encroach on utility easement, or impede access by Utility or First Responder vehicles.
- c. Metal sheds are prohibited in the Shenandoah Homes Association.

**C. On-site Constructed Sheds:**

- a. Sheds may be constructed on-site provided they adhere to the following construction specifications:
  - i. Constructed of like materials of home
  - ii. Meet SHA roofing materials shingles guidelines: three-tab asphalt shingle, or dimensional asphalt shingle.
  - iii. Provide at minimum a 3/12 pitch roof.
  - iv. Placement atop a concrete or pier/beam foundation
  - v. Provide a skirt around the perimeter, if set upon a pier/beam foundation.
  - vi. Painted the same color as the home.
  - vii. Provide to SHA a materials list
  - viii. Provide Blue Print or Professional Drawing
  - ix. Provide Permits pertaining to construction project
  - x. Provide an approximate start and end date of construction.