



## **Shed Requirements**

- A fully completed application, signed by the property owner, that includes a detailed description of the proposed work. (materials, color, and full dimensions: width, length, and height)
- A complete set of plans detailing materials, dimensions, foundation, and anchoring specifications.
- A copy of the property survey highlighting the proposed location of the shed ensuring it meets all setback requirements.
- Color photograph of the proposed shed showing the design and exterior color.
- Details regarding the condition of any existing shed on the property.
- Confirmation of approval from any other governing HOA.
- Shed construction applications need to be accompanied by construction plans

**7.7 Storage Sheds.** Storage sheds are allowed, however, only one (1) shed with a maximum dimension of two hundred (200) square feet per unit and must be placed in the back yard of the property. Storage sheds may not encroach on any established setback including those in paragraph 8.1. Storage sheds shall be maintained to prevent them from becoming unsightly or deteriorated. Sheds must not be taller than ten (10) feet from floor to exterior peak of the roof and must not be attached to the house. Sheds must be installed on a concrete pad and/or secured as required by applicable building code or County ordinance. The color of a shed must complement the exterior color of the primary residence. The Cypress Woods Covenants prohibits sheds in Cypress Woods. In Stepping Stone sheds must be placed in the back yard within the envelope of the residential structure and must match the color of the residential structure.

**8.1 Ancillary Structures.** All ancillary structures must be ten feet (10') away from the rear property line and seven and a half feet (7.5') from the side property line.

### **Broadmoor Village 9 Only:**

**18.2.8 Sheds.** A maximum of two sheds totaling 200 square feet are allowed on each Lot. The height of the shed(s) cannot exceed the lowest portion of the roof. Sheds may not be converted into a living space.