

Guidelines for Sheds & Out-Buildings within the EP Golf Community

Resolution Approved July 5, 2011. Amended April 10, 2014

Definition: A shed/out-building is defined as an enclosed (solid walled) structure, not for human or animal habitation.

1. The exterior perimeter (footprint) of the shed/out-building is not to exceed 120 square feet.
2. The maximum height of the shed/out-building at the plate line is not to exceed 7 feet.
3. The maximum height of the shed's roof at its peak is not to exceed 9 feet as measured from the shed/out-building floor.
4. The shed/out-building must maintain a setback of a minimum of 10 feet from the front of the dwelling.
5. The shed/out-building must be located at least 4 feet from the side and back of the property line. If a 4 foot setback cannot reasonably be achieved, the Modification Committee will have the option to adjust to a 3 foot setback.
6. A foundation under the shed/out-building is required with (i.e.) $\frac{3}{4}$ " minus, cinderblock, cement block, or other suitable method. This will provide drainage under the shed/outbuilding and help to maintain its longevity.
7. The shed's/out-buildings color/siding and the shed's/out-building roof color/material, must match the dwelling's color/siding and the dwelling's roof color/material. Stucco homes will be evaluated on a separate basis. Vertical siding is allowed for sheds/out-buildings only.
8. Shed/out-buildings must be effectively concealed from street view and neighbor's view by use of fence or shrubbery.
9. No more than one shed/out-building is allowed per residence unless otherwise approved by the Modification Committee.
10. Flat roofs and single pitch (slant) roofs are not allowed.
11. Roof gutters should be considered, and run-off prevented from flowing to neighboring properties.