



Stone Ridge Condominium Homeowners Association Shed Policy

WHEREAS, and in accordance with the Master Dees and Bylaws of the Stone Ridge Home Owners Association, the Board of Directors is authorized and empowered to govern the affairs of the Association, and furthermore adopt and enforce reasonable rules and regulations in the interest of the Community, pursuant to the Master Deed and Bylaws; and

WHEREAS, the Stone Ridge Home Owners Association also recognizes that it may, with limited ability, set certain rules, regulations and standards when a co-owner wishes to install a shed for the purpose of storage; and

WHEREAS, that it is intended that this policy be applicable to all Stone Ridge homes and shall remain in effect until changed or rescinded by the majority of the Board of Directors or the Co-owners;

BE IT, THEREFORE, RESOLVED THAT the following policy regarding installation of sheds be adopted by the Board of Directors:

Sheds are not permitted in the community unless approved, in writing, by the Board of Directors before the installation of the shed is contracted (by a third party) or installed (by the homeowners).

A modification/Alteration Permit must be filed with the Association to obtain Association's written approval. Modification/Alteration forms are available via Kramer-Triad Management Group, Inc.

Attached to the Modification/Alteration Permit must be a copy of the mortgage survey map of your lot and home with the proposed location of any shed drawn upon it.

The only approved external finishing material is plastic or vinyl. The color of the shed must match the color of the dwelling within the corresponding unit. No other shed material or colors are permitted.

The configuration of any shed must adhere to the following guidelines:

- 1) The shed may be no larger than 8 x 10 x 8 (length/width/height)
- 2) No shed shall be located closer than 5 feet from any building, 5 feet from any side lot line and 10 feet from any rear lot line.
- 3) No shed shall extend beyond the sides of the homeowner's unit.
- 4) Shed must be maintained (i.e., power washed to avoid rust stains from sprinklers).
- 5) Shed shall be removed from the property or replaced if the shed falls into disrepair or disarray.
- 6) A co-owner shall also obtain such permits and other approvals as may be required for sheds by the city. A copy of such permits must be submitted with an



- alteration/modification request form for Board review prior to erecting the structure.
- 7) Sheds may not be installed on any other homeowners lot or any general common element of the Association.
 - 8) Only one (1) shed is permitted per unit.
 - 9) No items are permitted to be stored or collected next to or behind the shed.
 - 10) The surrounding area must be free of weeds and fully maintained at all times.
 - 11) The size of the shed, construction material, any necessary permits, landscape plans, certified mortgage survey and the timeframe must be disclosed in writing to the Board of Representatives in order to obtain approval for such installation. All rules and regulations outlined in Article VI Section B-10 of the Governing Documents must be complied with prior to approval
 - 12) All and any liability lies with the homeowner who owns the shed and the shed may not be used for occupancy.
 - 13) If the original submitted plans are approved but not followed during construction the co-owner will be granted 14 days to correct the issue and become compliant. If this is not met the co-owner will be solely responsible to remove the shed from the property immediately or the unit account will be fined accordingly and/or additional legal remedies exercised until brought into compliance.
 - 14) If a co-owner installs a non-compliant or non-approved shed the Association reserves the right to remove such structure at the co-owner's expense.

Sheds previously approved by the Board or the Developer are Grandfathered in, but going forward they will not be approved unless they meet the policy guidelines.

The Board of Directors reserves the right to review, modify and otherwise amend the above community standard guidelines as it determined appropriate and in the best interest to maintain community aesthetics.

This policy was adopted by the Board of Directors, and became immediately effective, on April 12, 2017. Questions regarding the Community Standards for sheds should be directed, in writing to:

Kramer-Triad Management Group, L.L.C.

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