

*Wildewood Neighborhood 3 Cluster 2 Association, Inc.
Holly Hill Neighborhood
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Guidelines for Storage Sheds

The Architectural Control Committee wishes to provide some guidance on storage sheds as they have been appearing across the neighborhood, and not necessarily in accordance with the Declaration of Covenants, Conditions and Restrictions and Architectural Control Rules.

- 1) The construction or modification of any storage shed within our neighborhood requires a petition.
- 2) From the well-established *Architectural Regulations Concerning Structures* (Article II):
 - a. All foundations, exterior walls, exterior doors, windows, installed screens, decks, patios, walkways, driveways, and outside lights/fixtures must be maintained in good material condition.
 - b. Any and all out/accessory buildings shall be erected only after site approval by the Architectural Control Committee.
 - c. Exterior surface materials, styles, and color of all structures shall be in harmony with existing structures (including those on nearby lots) and must be approved by the Architectural Control Committee. In addition to these provisions, all structural and design work shall be accomplished in accordance with applicable governmental regulations, ordinances, procedures, and codes.
 - d. Construction or renovation must be of high quality, employing skilled labor or craftsmanship, or otherwise accomplished so that the workmanship and materials are at a level of quality commensurate with or better than the original quality of the structures in the neighborhood.
- 3) Expanding on the phrase "...shall be in harmony with existing structures (including those on nearby lots)..."
 - a. The siding must match in color, style, and materials. Exactly matching materials may be difficult to find, however, every reasonable effort—as judged by the Architectural Control Committee—must be made to match the materials. If your home has horizontal boards, the shed shall have horizontal boards, for example, and the spacing must be as close as possible to being identical.
 - b. Roof styles, including slopes, must match. Shingles must likewise match the shingles of your home.
 - c. Doors and hardware must match in colors and to the extent possible, the style of those found on your home.
 - d. Light fixtures, if any, must match.

- e. Cross-bucks, popular on many pre-built sheds, are not allowed as they do not match our neighborhood.
 - f. If the shed has windows, and your house has shutters, the shed windows must have shutters.
- 4) Sheds built prior to the publication of these guidelines, constructed without a petition, or constructed or modified such that they are not compliant with the rules and guidance, are not exempt from compliance.

Your cooperation is sincerely requested, as it is the responsibility of the homeowners' association to protect and enhance the aesthetics of our neighborhood and the values of our homes.

As always, if you have questions or concerns, please contact a board member or a committee member

Regards,

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References:

- 1) <http://cc-link.com/hollyhill>
- 2) Architectural Rules, dated 1 June 2005 (available on the website)