

Fairfield 1 Shed Policy

Purpose:

This policy outlines the requirements for a Fairfield 1 homeowner to install a back yard shed, at their expense, but only with an approved shed as outlined by the Architectural Committee and Board of Directors of the Fairfield 1 – H.O.A.

Existing sheds will be assessed against this policy and adjustments may be requested.

Shed Guidelines:

- Height
 - Limit height to 84" at the highest point.
 - If shed height is above existing fence height, homeowner must plant bushes the height of the fence in backyard to soften the shed. The expectation is the bushes will be trimmed to cover the height of the shed.
 - For existing sheds with existing bushes/foilage on the outside of the fence, the foliage will be maintained by the H.O.A.

- Material
 - Same material as house;
 - Durable resin; or
 - Galvanized steel.

- Colors
 - Colors allowed are tan, almond, grey, brown and forest green

Requirements:

- Homeowner must fill out Architectural Modification Request form PRIOR to building/installing a back yard shed. Pictures or photocopies of shed being requested need to be provided with the Architectural Request.

- The shed must be approved by the Architectural Committee prior to installation.

- Architectural committee to approve shed color based on the paint scheme of the residence in question.

- Homeowner will remain responsible for the maintenance and upkeep of the shed at homeowner's expense.

Approved Oct 27, 2009