

Strawberry Fields Homeowners Association



Architectural Control Committee (ACC)

Please Submit to ACC through NuVu Property Management Portal or HOA@NUVUPROPERTIES.COM

Shed/Shop Application

Completed application packet requirements:

1. Completed and signed Application
2. Acknowledgement of Applicant to adhere to the ACC Rules and Regulations & CC&R guidelines
3. Instructions and guidelines
4. Materials, samples, diagrams, blueprints(see guidelines)
5. Constructions CANNOT BEGIN until plans have been submitted and approved

Name: _____ Property Address: _____

Phone: _____ Mailing Address: _____

Email: _____ Project Description: _____

INSTRUCTIONS and GUIDELINES for a Shed or Outbuilding

Pursuant to Section 1.19 Outbuildings as stated in the Rules and Regulations for Strawberry Fields, Instrument Number 1928462, recorded in Kootenai County, Idaho on September 15, 2008, and amended March 24th, 2010.

All shops or outbuildings that DO NOT exceed 10x12 with an overall height of 8 feet **to the plate** will be allowed with or with out soffits or overhangs. Buildings that **exceed** 10x12 shall not be placed on any Lot without the prior written approval of the Architectural Control Committee. That all of the outbuildings are designed to aesthetically conform to the homes in the area where the outbuilding is to be placed. All outbuildings shall be constructed of colors similar to the colors used in the home on the Lot on which the outbuilding will be placed. All requests for the approval of placement and construction of such buildings must contain a description of size and location of the buildings as to determine whether or not the outbuilding will be obtrusively visible from any street or obstruct the view of any neighbors. All applications must also contain a materials specification sheet that describes the materials that will be used in the construction of the outbuilding. No changes in the location, size, design or materials to be used in an approved plan for an outbuilding may be changed without the prior written approval of the Architectural Control Committee.

Section 1.19.1 Outbuilding Requirements. Outbuilding exceeding 10x12 will be as follows:

- 1.19.1.1. 1 foot (1') gable overhang
- 2.19.1.2. 1'6" eaves
- 3.19.1.3. Finished and enclosed soffits
- 4.19.1.4. 12' **plate height** maximum
- 5.19.1.5. Shops not to exceed 24' x 36'

Following are some general requirements applicable to Detached Outbuildings exceeding 10'x12':

1. Any building shall be constructed in a manner consistent with all applicable set-backs arising under these covenants and, where applicable, City of Hayden building code, county or state building codes when applicable.

2. Nothing contained shall relieve any homeowner from the responsibility to obtain necessary building permits or other authorization from any governmental entity with oversight over the construction of said sheds/outbuildings, including the City of Hayden.
3. No storage building may be used for the purpose of habitation.
4. Setback, drainage, materials, structural zoning, and construction requirements will be the same as the City of Hayden Building codes for a shed > 200 square feet.
5. Outbuildings exceeding one hundred twenty (120) square feet of enclosed space must be approved by the ACC.
6. Maximum square footage of footprint: 864 square feet or 24'x36' (12' **plate height** maximum).
7. Exterior Color: The exterior of the shed must match the primary dwelling in color.
8. Plan Submission: The plans for the shed must include at a minimum a plan view elevation, front, side and rear elevation; and a site plan detailing location on the lot with setbacks indicated, all showing dimension and sufficient detail to allow for review.

It is strongly recommended that the applicants shed/shop be placed behind a sight obscuring fence to lessen the impact on the neighborhood. Generally speaking, sheds/shops which follow the above guidelines will be approved.

Upon approval, shed must be constructed in accordance with the approved plans and must comply with all the guidelines. If upon completion and final inspection by the association the shed is found to be outside the guidelines and/or approved plans then the shed will have to be either modified or removed at the owner's expense.

Applicant is responsible for obtaining any and all City of Hayden building permits needed and meeting all of their requirements, as well as any county or state building codes when applicable. I have read and understand the Instructions and guidelines listed above.

Applicants Signature: _____

Date: _____

