

## 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 Amendments of the Rules and Regulations for Strawberry Fields Owners Association, Inc. recorded in Kootenai County September 21, 2023, number 1928462.

#### **Section 1.19 Outbuildings**

All shops/sheds or outbuildings that **DO NOT exceed 200 square feet**, are one-story with an **overall height of 12 feet or less** at the peak, are allowed with or without soffits or overhangs and **DO NOT** require HOA or Architectural Control Committee approval.

Residents are still responsible for obtaining any and all City of Hayden building permits needed and meeting all of their requirements and ordinances, as well as any county or state building codes when applicable.

Buildings that **exceed** 200 square feet and/or **exceed** the maximum 12 foot overall height, shall **NOT** be placed on any Lot without the prior written approval of the Architectural Control Committee. 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. (The building does **NOT** have to be built out of the same materials as the primary residence(i.e. it CAN be a metal building), but must be as close as possible in color.). All requests for the approval of placement and construction of such buildings must contain a description of size and location of the building. 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.**

**Outbuildings exceeding 200 square feet and/or exceeding the maximum 12 foot overall height, will be as follows:**

- |          |                               |
|----------|-------------------------------|
| 1.19.1.1 | 1 foot (1') gable overhang    |
| 1.19.1.2 | 1'6" eaves                    |
| 1.19.1.3 | Finished and enclosed soffits |

- 1.19.1.4 12' **plate height** maximum, with Max **overall** height NOT to exceed primary dwelling on Lot.
- 1.19.1.5 Shops not to exceed 24' x 36' or (864 square feet; can be done in different dimensions, just not to exceed 864 sf).
- 1.19.1.6 Exterior color (siding, roof, trim) must match the primary dwelling color (or as close as possible).
- 1.19.1.7 Roof pitch should match the predominate pitch of the primary dwelling.
- 1.19.1.8 Siding may be: Lap, Vinyl, T-111, Metal or other, but **MUST** match color of primary dwelling (or as close as possible).
- 1.19.1.9 Roofing must be A-frame roof style: 30-year architectural grade, laminate shingles **OR** Metal roof with vertically applied roof panels **OR** of higher quality.

Following are some general requirements applicable to Detached Outbuildings exceeding 200 square feet:

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 two hundred (200) 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: \_\_\_\_\_