

GOLD RIDGE FOREST PROPERTY OWNERS ASSOCIATION

SHEDS

Approved Generally – Article V, Section 1(a)

Before commencing construction or installation of any Improvement with the Properties (as defined in subparagraph (b)), the Owner planning such Improvements must submit a written request for approval to the Architectural Committee. The Owner's request shall include structural plans, specifications and plot plans satisfying the requirements of Section 5 of this Article.

Definition of "Improvement" – Article V, Section 1(b)

The Term "Improvement" as used herein includes, without limitation, any building, construction, installation, alteration or remodeling of any building, walls, decks, fences, swimming pools, landscaping, landscape structures, solar heating equipment, spas, antennas, television satellite reception dishes, parking pads, driveways, utility lines or any other structure of any kind.

Architectural Rules – Article V, Section 5

The Architectural Rules shall interpret and implement the provisions hereof by setting forth (a) the standards and procedures for Architectural Committee review, including the required content of Improvement plans and specifications (b) guidelines for architectural design, placement of any work of Improvement or color schemes, exterior finishes and materials and similar features which are recommended or required for use in connection with particular Improvement projects with the Properties.

Basis for Approval of Improvements – Article V, Section 6(b)

(b) The Owner's plans and specifications (ii) will result in the construction of an Improvement that is in harmony with the external design of other structures and/or landscape within the Properties; and (iii) will not interfere with the reasonable enjoyment of any other Owner of his or her property.

Minimum Setback Requirements – Article VI, Section 2

No Improvement shall be erected or permitted nearer than 25 feet from the front property boundary line, 10 feet from the side boundary lines and 15 feet from rear boundary line as shown on any Subdivision Map. Notwithstanding the foregoing, hedges, fences, retaining walls, patios, decks and sheds may be constructed and maintained outside the applicable building setback lines if prior approval by a majority of the Board of Directors is secured in writing.

SUMMARY

1. Submit "Activity Authorization for Existing Dwelling" form. Under "Activity Authorization Requested", check "Other" and list "build shed."
2. Attach drawing or picture of shed.
3. Complete "Shed Specification Sheet" form.
4. Draw a Plot Map (on reverse side of Shed Specification Sheet) showing location of shed in relation to house and lot boundaries.
5. Submit all of the above to the Association office. Allow up to 30 days for Board approval.