

Woodhill Homeowners Association

Architectural Committee Standards for Storage and Tool Sheds or Structures

Article 10.19 of the CC&R's: Storage and Tool Sheds or Structures.

An owner or other person with the owner's permission shall be permitted to erect, on his, her or its Lot, a storage building which is not attached to the Dwelling Unit on that Lot, so long as the **Construction and Appearance** of such storage building is **substantially** similar to the Dwelling Unit located on that Applicable Lot. Plans for all Storage and Tool Sheds or Structures must be submitted to the Architectural Committee for Approval before erection, construction or placement of such building on a Woodhill lot.

Storage and Tool Sheds or Structures must be of construction substantially similar to the Dwelling Unit and painted the body color of the house. The roof is limited to two equal slopes. The roofing material must be of the same material and color as the house. The maximum allowable height of a shed or structure is 10 ft. The shed must be behind a solid 6ft high fence and have Architectural Committee Approval as to where it is placed on the lot to minimize its visual appearance from the street and the neighbors. An exception would be a garage type structure that may be aligned with the front of a garage or front facing fence, whichever is set back further from the street. Another exception, which would need approval from the Architectural Committee would be a "lean to" type structure that could be situated along the side of the house or garage, no larger than 7' tall x 5' long x 3' wide. The structure would need to be painted to match the home.

Metal Storage Sheds or Structures are Not Allowed.

Vinyl sheds will be permitted in fenced-in yards on an individual basis and should not be visible from the street. A manufacturer's color cut sheet must be submitted to the Architectural Committee for approval. The shed and roof of the shed must be earth tones in color (no whites) and blend with the color of your house.

Storage Sheds or Structures must be placed 3ft from the property line and 10 ft from the Dwelling Unit. Storage Sheds over 200 sq ft require a permit from the Town of Payson. Storage Sheds or Structures attached to the Dwelling Unit require a permit from the Town of Payson.

Play Houses are Detached Structures and must conform to the above Architectural Committee Standards.

Existing Storage and Tool Sheds or Structures installed before March 11-11 with Architectural Committee Approval are grandfathered in and not subject to this document. As of March-11-11 a replacement or alteration of existing sheds or structures voids the grandfathered clause and all work requires Architectural Approval.