

STORAGE SHED

ACC CHECK LIST

PLEASE INITIAL ALL THE FOLLOWING THAT APPLY TO YOU. ALSO, INITIAL TO INDICATE YOU UNDERSTAND ALL THE CONDITIONS THAT PERTAIN TO THIS REQUEST.

- _____ I understand the ACC committee must approve the construction of any storage shed before construction begins.
- _____ I understand any storage shed installed without Committee approval will be subject to removal at the property Owner's expense. If a storage shed is installed without Committee approval and not removed within 30 days of written notice from the Association, the Owner will be subjected to a \$100.00 per month assessment until removed.
- _____ If a violation of any of the Covenants occurs, the HOA may pursue all remedies available under Indiana law. Remedies include, but are not limited to, the right to secure injunctive relief. The HOA shall be entitled to recover reasonable attorney's fees, costs and expenses incurred as a result thereof.
- _____ A single storage shed shall be permitted on a lot with written approval of the ACC committee subject to the following guidelines:
 - _____ Foundation: Any storage shed shall be placed upon a securely anchored/permanent concrete foundation.
 - _____ Building Materials: Any storage shed shall be constructed of new materials of exterior grade wood products or molded vinyl materials. The Committee will **NOT** approve any metal or molded risen construction.
 - _____ Size: Any storage shed shall be limited in size: neither the length nor width may exceed ten (10) feet. All storage sheds shall be limited to ten (10) feet in height.
 - _____ Exterior Colors: Any storage shed shall be painted to coordinate with the dwelling unit's colors located on the lot.
 - _____ Location: Any storage shed shall be freestanding. The Committee advises that no shed shall be placed in the lot's easements and shall not be placed within 5 feet of the perimeter of the lot. The building, planting or

the like along an easement is a homeowner liability. If a utility or drainage company should need said easement for any reason, they can deconstruct your shed to proceed with their work. The homeowner shall be responsible for this work. The storage shed must be placed in the rear of the yard, except corner lots where the storage shed can be located in the side yard of a lot within a privacy fence, provided that it opens to the rear of the yard.

Siding:

_____ Horizontal wood or vinyl siding is preferred.

_____ Vertical wood or vinyl siding is acceptable.

_____ Roof: Asphalt shingles the same or similar to dwelling roof. No metal roofs.

_____ Picture of Plot Plan: Shows property lines, utility easements, roads, etc. Your plot plan was Included in your closing documents. The Tippecanoe County Assessor's Office and website have plot maps available for printing. (Visit www.beacon.shneidercorp.com.) Hand drawn maps will not be accepted. Mark on the picture the location where shed will be placed.

_____ Inspection: I understand the ACC Committee can inspect the storage shed during or after construction has been completed. If any of the guidelines that you checked have not been followed, your construction approval will become void.

_____ How Long Does Each Stage Take? The request stage can take up to two days for an official response. The processing stage can take up to 15 days.

_____ What if my application gets denied? There is no need to worry. The ACC Committee will always stipulate as to why the request was not approved. You can reapply and include the ACC Committees requested information and/or changes to the report.

Please list any additional information that you feel is important to this situation:

Homeowner's Signature _____ Date _____