

Restatement of Design Guidelines Rules & Regulations  
Storage Sheds

For Riverhaven Community Association, Inc.

Restatement of the Storage Sheds

Approval is not required for storage sheds if the maximum height of the storage shed, including the roof, does not exceed the height of the immediately surround walls or fences.

An ADR Form (Architectural Design Review Form) must be submitted for all storage sheds whose height exceeds the height of the neighboring and shared common walls. ARC approval includes, but is not limited to, placement and location of the storage shed prior to installation. It is the ARC's intention to minimize the impact of such storage sheds on surrounding properties.

The ARC will review such storage sheds based on their:

- size
- location on the lot
- harmony with their surroundings - including but not limited to:
  - ✓ the storage shed's relation to the size of the owner's yard and lot, and
  - ✓ the storage shed's relation to other surrounding structures

Additionally, **storage sheds** whose maximum height exceed the height of the immediately surrounding walls or fences **MUST be constructed of the following list of approved materials:**

**rubber maid (plastic), resin, galvanized metal, wood or engineered wood,  
or any other engineered material**

- **NO storage sheds subject to review shall be larger than 5'w x 5'l x 9'h**, and
- **all such storage sheds must have a setback of at least 5 feet** from any neighboring or shared common walls
- Storage shed must be painted the body color of the home.
- The roof of the storage shed may be painted the color of the body of the home, or the pop-out or trim color of the home.
- The storage shed roof may be shingled in a desert brown color.

Further, pursuant to the CC&Rs Article 11, Section 11.3. *"Every owner and Occupant shall perform promptly all maintenance and repair work required by this Declaration, the Association Rules, the Design Guidelines and the Bylaws."*

In addition to the foregoing requirements, storage sheds on lots with a view fence are also subject to the following provisions, if approval is required: The storage shed may not be placed adjacent to the view fence. The storage shed must be screened from view with approved plant materials. Placement and location of the storage shed must be approved prior to installation.

**Original Wording of the Storage Sheds CC&R's and Design Guidelines**

A storage shed, other equipment and other improvements which is/are Visible From Neighboring Property may not be placed or installed on a lot unless approved by the Committee and such approval may be withheld in Committee's sole discretion.

Storage sheds will be permitted and need not be submitted for approval, provided the maximum height of the shed, including roof, do not exceed the height of the immediately surround wall(s) or fence(s). Sheds shall have a minimum setback of 5 feet from any rear yard walls.

Sheds whose maximum height exceed the height of the immediately surrounding wall(s) or fence(s) must be constructed of block, stuccoed and painted to match the home, and with a tile roof to match the existing tile on the home.

Storage sheds on lots with a view fence are subject to the following provisions: The shed may not be placed adjacent to the view fence. The shed must be screened from view with approved plant materials. Placement of the shed must be approved prior to installation.

Approved This Date: August 22, 2020

Brenda Hettinger, President

Board President