

# Bayou Pass Village Property Owners' Association, Inc.

## Shed Guidelines and Requirements

An Architectural Request Form must be submitted to the Architectural Committee for a shed prior to placement on a member's property. The forms are available at the Manager's Office or on the web site: [www.BayouPass.com](http://www.BayouPass.com) and must include a site plan (a survey) to determine the location of the shed in relation to legal boundaries of your property. In addition, Architectural Drawings suitable for permitting are required. The drawings must show the dimensions, materials and a rendering of what the finished product will look like. All Sheds must comply to Florida Building Code.

The Architectural Committee will use the following criteria when reviewing the requests and all variables must be included in the application:

1. **Shed Material:** The base material of the shed must be resin (plastic), metal (aluminum or steel), or wood. All three are available in pre-fabricated packages. NO homebuilt sheds will be approved unless you provide **complete details of the materials being used** and the finished product looks like a professionally constructed building and to the greatest degree possible it should match your home.
2. **Shed Base:** The shed base requires one of two bases and anchor systems:  
A) a concrete slab (minimum 4 inch in depth is preferred) possibly dug below ground level "if needed" to stay within the height requirements. For example, if you are using a 4" thick slab, we recommend having at least 3" of this slab below ground level, if necessary.  
**OR**  
B) The shed can be placed on the ground or on top of patio stones, pressure treated plywood, plastic sheeting, etc.  
\*\*\*\*We must avoid a hollow area under the shed to keep rodents and small animals from living and breeding under the shed.\*\*\*\*  
**OR**  
**C) Placed on piers with skirting around the base to prevent animals from entering.**

To avoid the shed and its contents becoming a danger during a hurricane, the shed must be anchored either to the concrete or to the ground. This can be accomplished by using concrete anchors or the large ground screws (possibly with straps). These screws are sold as a special order shed accessory at a home improvement store (similar to but smaller than the large ground screws used to anchor mobile homes).

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3. **Shed Colors:** The shed color should match the color of your home or be a neutral color such as egg shell or almond. Shingles should match the house.
4. **Shed Size:** The maximum height of the shed is 8 ft. at the peak and a maximum of 10' x 12' unless it is within 10 feet of a community perimeter wall in which case the maximum height will be 6'6" at the peak.
5. **Shed Location:** The shed cannot be visible from the street except for the top of the shed behind a 6' privacy fence. The desired location is behind a 6' privacy fence or directly behind a house with no fence. A shed cannot be placed on a corner lot without a 6' privacy fence.  
**Homes on Ponds Lots:** Sheds cannot obstruct the view of the pond from any adjacent resident's lot, so must be located as close to the Owners house as the fire code allows.
6. **Shed Maintenance:** Sheds must be maintained after installation and shall be kept in a serviceable and attractive condition.

Sheds not constructed to the approved plans and details and/or not properly maintained will be given thirty (30) days to bring the shed into compliance or remove the shed or the shed will be removed by the HOA at the Property Owner's expense.

***Effective Date: March 21, 2017***