



Shed Guidelines and Requirements

Written approval from the Architectural Review Committee is required prior to a shed being placed/built on a member's property.

Upload a completed ARC application, final survey- please mark proposed shed location, 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 with Florida Building Code.

All required documentation needs to be uploaded to the Frontsteps website or app. All documents need to be in pdf format. For help with access to Frontsteps contact the property manager, Benjamin at (813) 968-5665 x331 Balair@wisepm.com

The Architectural Committee will use the following criteria when reviewing the request. All variables must be included in this application:

1. Shed Material:

The base of the shed must be resin (plastic), metal (aluminum or steel), or wood. All three are available pre-fabricated. NO home built sheds will be approved unless you provide complete details of the materials being used and the finished products looks like a professionally constructed building and to the greatest degree possible should match your home.

2. Shed Base:

A. A concrete slab (minimum depth of 4 inches) possibly dug below ground level.

OR

B. Placed on the ground or on top of patio stones, pressure treated plywood, plastic sheeting, etc.

OR

C. Placed on piers with skirting around the base to prevent animals from digging under the shed.

3. Anchoring System:

A. Concrete anchors

OR

B. Large ground screws

4. 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.

5. Shed Size: The maximum shed height is 12 feet at the peak for properties that do not have a pond in the back. The maximum length and width is 12X12 for homes that do not have a pond in the back.

The maximum shed height is 8 feet at the peak for properties that have a pond behind them. Maximum length and width is 10x12 for homes that have pond behind them

6. Shed Location: The shed cannot be visible from the front street except for the top of the shed behind a 6' privacy fence. A shed cannot be placed on a corner lot without a 6' privacy fence.

Homes with ponds in back: Sheds cannot obstruct the view of the pond from any adjacent lots. The shed must be located as close to the owner's house as the fire code allows. The maximum shed height is 8 feet at the peak.

7. 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 30 days to bring the shed into compliance or remove the shed. If not cured within the 30 days then the shed will be removed by the HOA at the homeowner's expense.