

Greenbrooke HOA Shed Guidelines

Outside storage buildings, sheds and mini-barns (all referred to herein as “sheds”) shall be allowed providing applications are submitted in writing to the Committee and approved in writing before being constructed and installed on any Lot. Only one (1) shed shall be permitted on a Lot.

The maximum floor area of a shed shall not exceed one hundred twenty (120) square feet. The maximum height of a shed shall not exceed twelve (12) feet, measured from the ground level to the highest point on the shed’s roofline. A shed shall be architecturally and aesthetically compatible with the dwelling and shall be constructed using the same or equivalent materials as the dwelling. Sheds shall be painted the same color as the dwelling with roofing to match the dwelling in color and material. Resin sheds shall be permitted, providing they are tan or gray in color. Metal sheds shall not be permitted.

Sheds may only be used for storage of normal house maintenance and upkeep materials or equipment. Storage of automobiles shall be prohibited. Storage of any item that may invite an unhealthy, illegal, dangerous and/or unsightly condition is expressly prohibited. No items may be stored around the outside of a shed. Sheds shall be located in the rear yard of the Lot between the (extended) foundation lines of the house, shall not be closer than four (4) feet to a property line, shall not be located in an easement and must be located within three (3) feet of the house if the Lot is on a pond. In no event may a shed be located to obstruct a neighbor’s view of the pond.

The approval of a shed by the Committee, which is found to have violated the aforementioned requirements, may be withdrawn by the Committee, in which case the shed must be removed upon thirty (30) days’ written notice from the Committee.

Resin Sheds will also be allowed in the colors gray, beige and brown as long as they follow all the additional guidelines above.