

GREENBRIER LAWN/UTILITY SHED GUIDELINES

Plans for all buildings and additions must be approved in advance by the ACC and the GPOA.

1. Sheds shall not exceed a 10x12 footprint.
2. Sheds shall be located directly behind the residence not deeper than one-half the mean distance between the dwelling and the rear lot line, and in no case may encroach upon drainage or utility easements or minimum building setback lines as shown on the plat.
3. Sheds may not be located on golf fairway or lake facing lots.
4. Sheds must be constructed or placed on a concrete slab.
5. Approved building materials shall match the dwelling.
6. Shed materials - roofing, siding, trim, soffits, doors, gutters, downspouts, fixtures, and other exterior materials – shall be an extension and match of the residence.
7. Shed siding, where allowed, shall be horizontally aligned unless residential structure is vertically aligned.
8. Shed color shall be natural, painted, or stained to blend with the residence.
9. Shed roof lines shall be at or close to those of the residence.
10. Shed minimum roof pitch shall be 6/12. No flat or gambrel roofs.
11. Shed roof decorative ornamentations, such as weathervanes or scalloped eaves, are not acceptable.
12. Shed exhaust vents and pipes shall be located out of view.
13. Shed maintenance shall be consistent with that of residential structure.
14. Landscaping needs shall be agreed to with ACC before construction or placement of shed.
15. Variances may be granted for irregularly shaped lots and if topography or other considerations warrant.

2/25/2016