

EVE Guidelines for Sheds and Outbuildings

For the requirements, please see below and submit requested information and let the ARC know if you have any questions:

Article V section 5.3 requires any improvement on any property including any building or structure requires formal approval by the Etna Village Estates Architectural Review Committee.

Applications for Sheds and other accessory buildings/structures/outbuildings will be reviewed by the Architectural review committee within 30 days of submission.

Submission criteria that the ARC will be reviewing for approval:

1. Sheds/outbuildings will be detached, single story buildings used for storage or other non-habitable purposes. Not allowed for living space or occupancy.
2. Compliant with ARC design guidelines (Article V of Covenants) for allowable construction materials, colors, and roofing materials. **This information must be submitted to the ARC.** Variances may be requested but approval is not guaranteed.
3. Aesthetically compatible with the primary residence on the homeowners lot (e.g. design,color, materials) and fits in with the overall character of the neighborhood.
4. **Submit drawing of location** of structure on property including setbacks. See section G in Article 5.1 for setback guidelines. Structure should be placed in a location **behind** primary residence.
5. Both permanent and movable sheds are allowed so long as they are maintained and up-kept within the CCR requirements and ARC guidelines.
6. Guidelines for maximum square footage of outbuildings allowed will be based on lot size, (1.75% of lot gross square footage based on formal lot plat). For most lots in the neighborhood this will be in the range of roughly four hundred (400) square feet.
7. Maximum height allowed will be 12 (twelve) feet.
8. The ARC has the right to enforce removal of a shed if it fails to maintain the above guidelines.