

Clairmont Estates

Storage Building and Sheds Architectural Guidelines

Per section 23-K of the Clairmont Estates CC&R's, all storage buildings/sheds and the placement thereof must be approved by the developer or Architectural Control Authority as stated in the covenants. The construction of all storage buildings/sheds, the placement thereof and all of the materials including paint color, must be approved by the Developer or Architectural Control Authority and application for same must be made on ACR form approved by the HOA management company.

Storage building Construction:

Storage buildings/sheds must be constructed in accordance with professional standards and must be maintained and suitable in appearance at all times at the discretion of the Developer or Architectural Control Authority.

- Storage building /sheds must be no larger 400 square ft in size built to shelter goods.
- The exterior of the storage building/shed must be constructed with brick, wood, vinyl, stucco, stone, hardy board or other approved materials in harmony and of the same color scheme of the main dwelling. This includes the siding, paint, shingles and any other construction material.
- The roof pitch of the storage building/shed will be a minimum of 5/12.
- All storage buildings/sheds must be completely enclosed from view of the street.
- No metal Buildings – no metal roofs

Storage Building/Shed Placement:

Subject to the ultimate control of the Clairmont Estates Architectural Control Authority all storage buildings/sheds will be located in a place on the lot that renders the storage building in the inconspicuous location possible from the street view. In most instances, this location will be at the rear property line. However, in special and unique circumstances, such as the shape or grade of the lot, the location of the residential home on the lot, corner lots, lots at the end of the cul-de-sac and so on, the Clairmont Estates Architectural Control authority will retain the discretion granted to it by the Covenants and Restrictions to approve or deny the final location of the Storage building.

- All storage buildings/sheds must be contained by a fence. Please see Section 23-K of The Clairmont Estates CC&R's as well as the Clairmont Estates Fence Guidelines for requirements.
- It is preferred that all storage buildings/sheds be placed at the rear of the property.
- There can be only one storage building/shed per lot. Multiple storage buildings/sheds on one lot will not be approved.

It is the responsibility of each property owner to verify all property lines, all lot pins, all setback lines, all drainage and utility easements prior to any construction or any installation of all approved fencing. The location of all utilities must be performed prior to any such activities. Property owners shall contact "Call Before You Dig" at 811 (at no charge to the property owner).