

BRICKHOPE PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.
STORAGE SHED GUIDELINES

Revised January 11, 2011

General Guidelines:

- The construction of any detached storage shed shall have the prior written approval of the Brickhope Plantation Architectural Review Committee (ARC).
- Property Owners must submit a completed ARC request to Community Management Group (CMG) for ARC review and approval. The ARC request must include plan (top view) and elevation (side view) drawings of the shed as well as a scaled, dimensioned plan showing the proposed shed location on the lot relative to the house and any other existing structures (fences, storm drains, etc.).
- The Property Owner is responsible for obtaining all necessary approvals and permits from Berkeley County and/or the City of Goose Creek.
- No more than one (1) shed may be constructed on a lot.
- Pre-built sheds are allowed if they meet the requirements outlined herein. No plastic or rubber sheds are allowed.
- No materials of any kind (excluding firewood) may be stored adjacent to the shed.
- No animals or humans may be housed in the shed as per local codes and ordinances.
- Construction of shed must commence within thirty (30) days after receiving ARC approval and must be completed within thirty (30) days after initiation of construction.
- Window heating/air conditioning units are prohibited.
- No driveway or paved surface may be constructed to the shed.
- No satellite dishes are to be attached to shed.
- The shed is to be properly maintained throughout the year (e.g. pressure washed as needed, doors secured and kept in working order, damaged siding repaired, etc.).

Shed Placement:

- The shed must be installed exactly as depicted on the approved ARC request.
- Placement of sheds on the lot will be determined on an individual basis and may vary depending on topographic conditions (e.g. lots with grade changes), physical constraints (e.g. shape of lot and placement of house) and aesthetic concerns (e.g. visibility from roadways and common areas).
- Sheds may not be constructed in an easement or within five (5) feet of a property line.
- No shed may be attached to a fence.
- Sheds must be located behind the house and can not be attached to the house.
- The ARC may require the Property Owner to add additional buffering (fencing and/or landscaping) to minimize the shed's visual impact on adjacent roadways and/or properties.

Shed Design:

- Sheds may be square or rectangular in construction.
- The minimum shed footprint is forty eight (48) square feet and the maximum square footage is one hundred forty four (144) square feet.
- The minimum wall length is six (6) feet and the maximum wall length is twelve (12) feet.
- The total overall shed height (as measured from the ground to the top of the roof) is not to exceed thirteen (13) feet.
- Shed must be properly anchored (as to not blow away in a hurricane) as required by current building codes and ordinances.
- The shed must have a gabled roof with an 8/12 roof pitch. Flat top, lean-to and barn-style roofs are prohibited.
- The sheds must be ventilated with either a ridge vent or end vent.
- Sheds must have a single floor level.
- Accessories compatible with the home design such roof pediments, weather vanes, window boxes and light fixtures are suggested, but not required.
- Sheds must have a minimum of one (1) door and one (1) window. In addition to the required door and window, any single wall area that exceeds one hundred (100) square feet shall have a minimum of one (1) window or door. The shed shall have no more than two (2) doors.

Shed Construction Materials:

- The ARC request must include a detailed description of the proposed construction materials for the shed.
- All materials must match the exterior of the Property Owner's house, including, but not limited to, roofing, siding, trim, stain, paint color, etc.
- All roofing is to be three-tab or architectural asphalt shingles, identical in style and color to the existing house. Metal roofs are prohibited.
- All siding is to be vinyl siding, identical in style and color to the existing house. Metal siding is prohibited.
- Windows must have white, vinyl (preferred) or aluminum frames.
- Doors must be of residential garage door quality or approved for outdoor use.
- Shed doors must have a latch or lock. Doors must be closed and latched when not in use.
- Any wood in contact with the ground or concrete must be pressure treated.