

SHED RESTRICTIONS – OAK FOREST SUBDIVISION
WESCOTT PLANTATION
UPDATED AS OF 4/19/10

DIMENSIONS:

- The total maximum square footage is not to exceed 100 square feet (ex. 8x8, 8x10, 8x12, 10x8 or 10x10 is acceptable).
- The total overall height is not to exceed 8’.
- Only one shed allowed per property.
- If the yard is not fenced, the location of shed is to be as close to the house as possible.
- Shed must be placed on a concrete slab and properly anchored (as to not blow away in a hurricane).
- Homeowner is responsible for pulling any applicable permits for construction of the shed with the city or county government.
- The location of the shed has to be pre-approved by the board before construction begins.
- Placement of the shed will be determined on an individual basis for all-discretion is to be used on high profile lots, such as ponds and golf course views.
- Shed must be in an A-frame design. No flat top or barn type sheds are to be constructed.
- Same rules apply to the sheds as to the homes. Any alterations to the shed after construction have to be approved by the board prior to construction.

MATERIALS:

- The materials used must match up the house as closely as possible.
- No plastic or rubber type sheds are allowed.
- Only vinyl siding that matches the same color of the house is to be used for the exterior.
- All soffit, Fascia, J-Channel, F-Channel, and Finish trim must be white in color.
- If a window is to be installed, it needs to be a white vinyl window. No aluminum windows will be allowed.
- Shed must have a shingled roof and color of shingle must match that of the house.
- Shed must have doors that have a latch or lock so they close. Doors must be closed when they are not in use.
- No satellite dishes are to be put on top or attached to shed.
- The bottom 2x4 plate that rest on the concrete must be pressure treated.

Restrictions:

- All sheds have to be approved by the board prior to construction. A form must be filled out with a drawing of the shed you’re planning on building with front and side views, drawing of the property with it marked as to where you plan on placing the shed, and materials you plan on using for construction.
- An ARC form must be filled out with the fifty dollar payment which needs to be mailed into CMG with the above drawings. The fifty dollar payment is a one time fee and is non refundable. If the shed isn’t approved by the board, it will not be refunded. You can obtain an ARC form on CMG’s website, cmgcharleston.com.
- Homeowner is required to obtain all permits from the county on their own. After the board approves the shed, it’s the homeowner’s responsibility to obtain approval from the City of North Charleston permitting office.

- Once the application is submitted to CMG, the board will approve or disapprove shed within a 30 day period. If the board decides changes need to be made or further information needs to be made available to make a decision, the 30 day process will start again. Please turn in all pertaining information the first time so the board can make their decision and you don't get held up.
- Shed is to be properly maintained throughout the year. (ex. must be pressure washed, doors must be in working order, if siding is damaged it must be repaired).
- Shed can not be lived in at anytime. (ex. no beds).
- No air conditioning units can be installed in windows.
- Construction of shed is to take no longer than 21 days to complete.
- Once shed is completed, the homeowner needs to inform CMG by phone or email. CMG will then schedule someone to come out and inspect the completed shed. The final review by CMG is to ensure all of the above criteria has been met and no further inspections will be necessary. If the shed design or materials differs from the proposal submitted, the homeowner will have to fix at their own expense. A written report will be made and they will have 14 days to make the changes.
- If during construction, the homeowner wants to make a change to materials or design of the shed and differs from the ARC proposal they submitted, then a new request must be sent in and the board will have another 30 days to approve or disapprove the change.
- The HOA assumes no responsibility for city or county approvals. Furthermore, just because the board approves the shed, that doesn't mean the city or county will approve it as well.

SHED APPROVAL CHECKLIST

- 1) Work up a set of drawings showing dimensions of length, width, and overall height of building.
- 2) Include a plat map of your lot and show placement of where you want to place shed.
- 3) Make a detailed material list of the building supplies.
- 4) Once approved mail the following to CMG for the board to approve;
 - Drawings and dimensions of shed.
 - Plat placement plan of where shed is going to be placed.
 - Materials list of building products to be used.
 - ARC form completely filled out.
 - Fifty dollar ARC payment.
- 5) After the board has approved your shed, you must get approval from the City of North Charleston before construction can begin and submit a copy to Community Management Group.