

SPEHA Shed/Outbuilding Guidance

Under the covenants, outbuilding must be approved by the Association's Board. Sheds meet the definition of an outbuilding. The covenant provisions that apply to sheds are stated below:

“An outbuilding as the word is used herein is intended to mean an enclosed covered structure not directly attached to the residence which it serves.”

“The principal exterior material of any residence or outbuilding shall be materials satisfactory to the Association. Every outbuilding shall correspond in style and architecture to the residence to which it is appurtenant.”

“No outbuilding on any Lot shall exceed the residence to which it is appurtenant in height or number of stories, nor shall any outbuilding be used as a residence or living quarters.”

“No building, fence, wall or other structure shall be constructed, erected or maintained, nor shall any addition thereto or change or alterations therein be made until plans and specifications, plot plan ... and other information reasonably requested by the Association shall have been submitted to and approved in writing by the Association and copies thereof as finally approved lodged with the Association.”

“In so passing upon such plans, ... the Association may take into consideration the suitability of the proposed building, fence, wall or other structure and the materials of which it is to be built to the site upon which it is to be built to the site upon which it is proposed to erect the same, and the harmony thereof with the surroundings.”

Currently, polyurethane (plastic) materials are not satisfactory to the Board. The Board will also require suitable roofing materials that correspond in style and architecture to the residence to which it is appurtenant.

In making requests for approvals of sheds, please provide:

1. Dimensions and materials of the shed including the roofing material;
2. Site plan showing proposed location of the shed; and
3. Written approval to the site plan by all affected neighbors (any neighbor that could see the shed).

Submit your request and plans to

1. Casey Funk, President, SPEHA at cfunk@speha.org or
2. any other Board member

Board meetings are held the second Wednesday of each month, 7:00pm at Citywide Bank. Please allow enough time for the Board to review your plans.