

## STORAGE SHEDS

Effective **May 11, 2010**, the following specifications and policies governing storage sheds located on Fincastle property are hereby amended by the Board of Trustees, with a unanimous vote. All previous guidelines concerning sheds are hereby considered null and void.

1. It is **MANDATORY** that all sheds which are to be placed on Fincastle property must be approved by the Board of Trustees **before construction begins**.
2. **Acceptable Materials:**
  - A. Vinyl, white only, and .042 gauge (or higher), must be framed with 1 / 2 inch plywood, before covering with Vinyl.
  - B. Aluminum, or 17 gauge (or higher) steel with baked-on enamel painted finish.

**NO SHEDS MADE OF TIN WILL BE ALLOWED, UNDER ANY CIRCUMSTANCES. MAINTENANCE MUST LOOK AT THE SHED AND BE APPROVED AFTER FINISHING THE BUILDING. YOU MAY ALSO HAVE THE TUFF SHEDS FROM LOWES ETC.**

3. **Color:** White only. Trim on shed may be white only.
4. **Shape:** The lined direction of all sheds must be *horizontal*. All sheds must be *rectangular* in shape, with an inverted "V" style roof. (No flat, lean-to, or barn roofs will be permitted.) All vertical walls are limited to a 6' height. *No windows* in the building are allowed. The *doors* on all sheds must be *hinged* style doors.
5. **Size:** Maximum size is limited to 120 square feet. (NOTE# as of 5/11/10.)
6. **Construction:** A resident member may build his own, if he possesses the capabilities to do so. However, the completed shed must also *pass a required inspection given by the Maintenance Department*. Sheds, which do not meet the Fincastle requirements, must be dismantled at the resident's expense.
7. **Placement:** Each shed must be approved by the Maintenance Manager *before* any construction begins.
8. The *resident member* is liable for any expenses incurred by said shed, inclusive of material and any labor charges.
9. **Completion:** Any shed installed on Fincastle property must be totally completed within *fourteen (14) days*.
10. If any shed is "*shared*" all disputes involved must be settled by the residents involved.
11. Any shed will be considered "*personal property*", and a resident is allowed to take given shed with them when they move from Fincastle property. However, the *grounds surrounding and underneath* said shed must be *left in satisfactory condition* at the expense and responsibility of the owner.

SIGNATURE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_