

Arbor Ridge Community Corporation Shed Policy

As amended and approved in Email by Frank Lotfian, Reggie Rodrigues, and Jeff Fry on March 31, 2021

Authority Granted in the Bylaws

The Bylaws do not prohibit sheds but permit the Architectural Control Committee to approve or reject them. See Article VI, Section 18, copied below.

Section 18. **AESTHETICS.** The Common Elements, Limited or General, shall not be used for storage of supplies, materials, personal property or trash of any kind, unless authorized by the Association.

Shed Policy

- 1) Sheds are not preferred. The Association prefers extensions of the rear of garages if the unit envelope permits, to be constructed in accord with Township codes and ordinances, of no more than 7ft deep, 7ft wide, and no higher than the first floor of the house, and with the same brand, color, and style of siding and trim as the house, and with a roof pitch and shingles in accord with Township codes and ordinances.
- 2) Sheds are allowed subject to the following, proof of which must be submitted to the Architectural Control Committee:
 - a. The co-owner must obtain written permission from all co-owners who might, if they reside or were to reside in their unit, be able to view the shed, as determined by the Architectural Control Committee,
 - b. Sheds must be the Rubbermaid 5H80 7'x7'x8' or similar model (subject to approval) in beige, tan, white, or gray, chosen to closely match the house siding color, with a peaked roof of gray or black color,
 - c. The base of the shed must be treated wood, composite decking material, or pavers, and not concrete or asphalt or anything requiring excavation or hammering to remove, and must be approximately level, with sufficient slope for drainage,
 - d. The shed and shed base may not significantly alter drainage to cause water to pool or to drain toward any unit,

- e. To keep out animals, the shed must be lockable, and locked and fully closed when not in use,
 - f. The shed perimeter must not extend beyond the sides of the house,
 - g. The shed must not be visible from the curb in front of the house,
 - h. The shed must be placed in one of the below regions:
 - 1. Located within the Unit boundary at the back of the house, no less than 2' away from the house, or
 - 2. Located toward the rear of the limited common element within a 7.5'x7.5' area at least 2ft away from any boundary of the limited common element adjacent to the unit, and not to include any area beyond 10' away from the rear boundary of the limited common element, at least 10ft away from any part of the house, and not forward of the forward-most, rear corner of the unit, and
 - i. Sheds must be kept free of mold and mildew and accumulated dirt.
- 3) The Architectural Control Committee reserves the right to rescind permission for the shed at any time for any reason stated above or in the Bylaws or compliant with the Michigan Condominium Act, and
- 4) The Architectural Control Committee reserves the right to levy fines as permitted by Article VI of the Bylaws for violations of any of the above or unsightly condition until such violations or condition is corrected.

Example Illustration

Figure 1 shows an example of available shed placement areas. The red rectangle is located within the Unit boundary at the rear of the house. The orange rectangle is located toward the rear of the Limited Common Element.

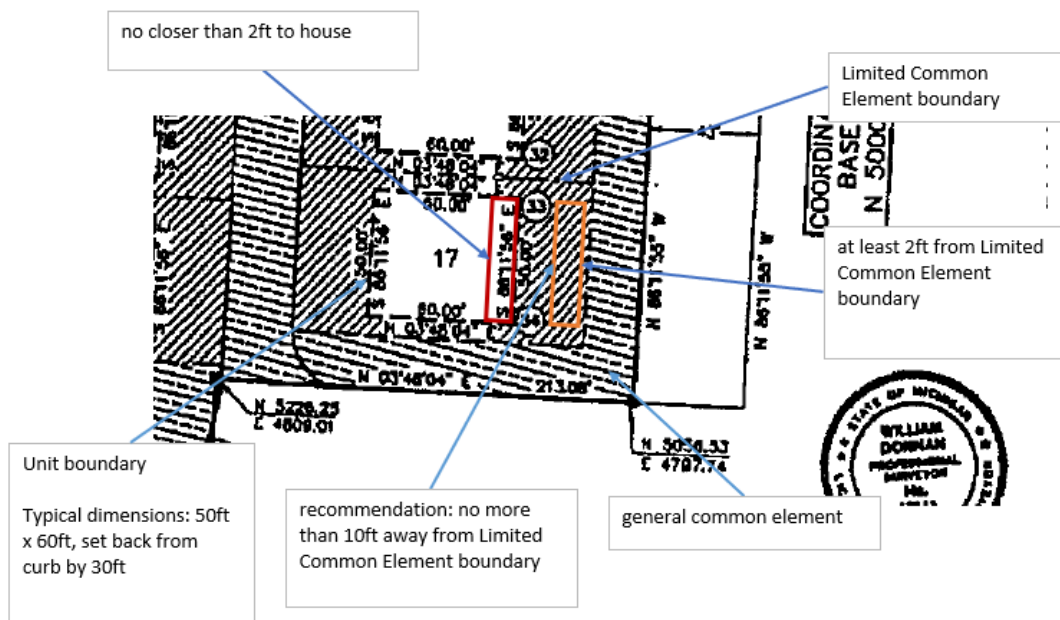


Figure 1 Example of available areas for shed placement (drawing from Master Deed Exhibit B, Washtenaw County, Liber 3127)

Reference Documentation

For description of the Unit boundary, Limited and General Common Element, please refer to Exhibit B of the Master Deed, Liber 3127, Washtenaw County Register of Deeds. The Board of Directors can provide an electronic copy of this record.

Table 1 Revisions

Date	Author	Description
2021/03/30	J. Fry	<ul style="list-style-type: none"><li data-bbox="704 289 1386 359">• Added inclusion for placement of the shed within the Unit boundary<li data-bbox="704 363 1016 396">• Added Revisions table<li data-bbox="704 401 1354 468">• Reformatted the list into standard Microsoft Word numbered list