

Sawyer Green II Homeowners Association

Shed Policy and Guidelines

The following is intended to be a guideline for the approved location and installation of a SHED at Sawyer Green II HOA. Please adhere to the following guidelines:

All requests must be approved prior to any work starting on any Shed in the community that is installed by a unit owner or owner contractor.

Instructions for Approval:

1. Complete and submit the Architectural Request for Change or "ARC" form through the Synergy website. Click here: <https://hoaresources.sregtn.com/request-for-changes/>. **IMPORTANT: If all of the required information is not included on the ARC, it will be denied and you will have to submit the form again. This would also mean paying the submission fee again. Please read over what is required at the top of the form! Everything is clearly listed. If you have any questions feel free to contact our office before submitting.** Once approved or denied, you will be notified through your portal, via email. Once notification for approval is received, you may begin construction.

Installation and Type Guidelines:

1. Vinyl or hardy board siding to match existing home and color.
 - a. 5' set back from property lines. Must take overhangs into consideration.
 - b. If electricity is allowed, it must be installed underground by a licensed electrician.
 - c. Size, no smaller than 8'x10' and no larger than 12'x16'. See additional details under line 6.



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Single Family Rear Shed Policy and Guidelines (Cont.)

2. Limit one shed per lot permitted.
3. It will be the responsibility of all owners to call Tennessee One-Call and any utilities, not a part of Tennessee One-Call's system, to locate utilities before digging.
4. It will be the responsibility of all owners to ensure sheds are within their property lines setbacks to meet Rutherford County and City of Murfreesboro building codes.
5. Surveys are the responsibility of the owner.
6. Shed not to exceed 10' in height. If set on blocks that will add 4 to 8" to overall height. If a concrete foundation is used that would be a minimum of 4" added to overall height.
7. Foundation Height to be kept at minimum required to level shed only.
8. Architectural shingles are suggested, but 3-tab shingles are allowed to match the existing roof of the home. No metal roofs are allowed.
9. Gable roofs only, no other roof types allowed.

Sawyer Green II CCR's:

1. **Approval of Plans.** The ARC will certify its approval or disapproval of the Plans in writing within thirty (30) days of the ARC's acknowledged receipt of the Plans, specifications, review fee, and/or other requested information and/or materials. In its sole and uncontrolled discretion, the ARC may grant or withhold its approval of the Plans. By the purchase of property in the Development Property, every Owner shall be conclusively presumed to have consented to the exercise of discretion by the ARC. The ARC's approval of Plans for any Improvement shall be effective for a period of six (6) months only; and if construction of the proposed Improvements shall not have commenced within that time period, the approval shall no longer be valid. In the event written approval is not received within thirty (30) days after the Plans, specifications, review fee, and all requested additional information have been submitted and acknowledged as received by the ARC, then the request for approval shall be deemed DENIED.