

THE SANCTUARY ON SPRUCE CREEK
HOMEOWNERS ASSOCIATION
ARCHITECTURAL STANDARDS AND GUIDELINES
SHEDS

Board-Adopted: 4/9/2026

Effective Date: 4/9/2026

I. PURPOSE

These Architectural Standards and Guidelines establish clear, enforceable requirements for the installation of storage sheds to preserve community aesthetics, ensure safety, and promote consistent application of the Association's architectural controls.

II. AUTHORITY

These standards are adopted pursuant to Article VIII, Section 2 and Article IX of the Declaration of Covenants and Restrictions for Sanctuary on Spruce Creek Homeowners Association.

III. APPLICABILITY

These standards apply to all detached storage sheds and similar accessory structures. All sheds require prior written approval from the Architectural Review Committee (ARC).

IV. SHED STANDARDS

- **Size:** The footprint of a shed shall not exceed eight (8) feet by twelve (12) feet.
- **Height:** Sheds shall not exceed eight (8) feet in height measured from grade to roof peak and shall not extend more than two (2) feet above a six (6) foot fence.
- **Roof Material:** Roofs must consist of architectural shingles that match the color of the residence roof or one of the ARC-approved roof colors.
- **Wall Materials:** Shed side walls must be constructed of plywood, T1-11 composite wood siding, or LP SmartSide engineered wood siding. Plastic, resin, vinyl, or aluminum materials are not permitted.
- **Color:** Shed exterior walls must be painted to match the color of the residence.
- **Location:** Sheds must be located in the rear yard only and shall be screened from view by fencing, landscaping, or other methods approved by the ARC. Where fencing is used, it shall consist of a six (6) foot wood or PVC fence approved by the ARC.

- **Prohibited Locations:** Sheds are not permitted in front yards or side yards. On lakefront lots, sheds may be approved only if they are fully screened from view from the lake, common areas, and adjacent properties, and are determined by the ARC to be compatible with the natural and architectural character of the lot
- **Easements:** Sheds shall not encroach upon any utility, drainage, or other easements.
- **Permits:** The applicant is responsible for obtaining all required governmental permits prior to installation.
- **Hurricane Standards:** All shed installations must comply with applicable local, state, and national building and hurricane resistance standards.

V. APPLICATION REQUIREMENTS

Shed applications must include:

- Completed ARC application form
- Site plan showing shed location, setbacks, fencing, and easements
- Shed dimensions (footprint and height)
- Construction materials and roof shingle color
- Photos or manufacturer specifications
- Copy of required permits (or confirmation they will be obtained prior to installation)

VI. REVIEW AND ENFORCEMENT

The ARC will review shed applications for compliance with these standards and the general aesthetic criteria set forth in the Declaration. Installation prior to ARC approval constitutes a violation subject to enforcement action pursuant to the Association's adopted enforcement procedures.

VII. GRANDFATHERING

Sheds that were previously approved by the ARC or were compliant with standards in effect at the time of installation are considered grandfathered and are not required to be modified unless they are substantially altered, replaced, or create a documented safety or drainage concern.

VIII. DISCLAIMER

These standards are intended to supplement, not replace, the Declaration of Covenants and Restrictions. In the event of a conflict, the Declaration shall control.