

**Forest Glen at Bayside Lakes
Homeowners Association**



August 12, 2021

Forest Glen Homeowners

Re: Architectural Specifications for Sheds

Attached you will find a copy of the revised Architectural Specifications for Sheds dated May 12, 2021. This document in its final form was approved and adopted during the Forest Glen Board of Directors meeting conducted May 12, 2021.

The revision of the policy was completed to rectify an incorrect date of adoption in the original document and remove language that could potentially conflict with the Covenants, Conditions, and Restrictions (CC&R's) for Forest Glen. The construction specifications were also modified slightly to allow use of pressure treated wood in the flooring, however the balance of the specification remains intact.

There was a Florida statutory change effective July 1, 2021 that states rules and guidelines no longer need to be recorded by the State. Therefore, the revised document will not carry the customary Notary Public and other approval signatures.

This document supersedes the Architectural Review Policy and Guidelines dated October 25, 2018. Please remove and destroy any copies of the October 25, 2018 document you may have. In addition to the hard copy mailed to all homeowners, this document will be posted on the Fairway Management Website for ease of reference.

A handwritten signature in blue ink, appearing to read 'Dean J. Kastner'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dean J. Kastner, President
Forest Glen Homeowners Association

Forest Glen at Bayside Lakes Homeowners Association, Inc.

ARCHITECTURAL SPECIFICATIONS FOR SHEDS

Notwithstanding anything herein to the contrary, in the event of a conflict between this document and any provision in the Association's Declaration, Articles of Incorporation and Bylaws (hereinafter collectively referred to as the "Governing Documents") or the Florida Statutes, the provisions herein shall be deemed to be modified to conform to the Governing Documents or Florida Statutes to the degree necessary to eliminate the conflict.

Purpose: The purpose of these guidelines is to provide members of the Association with a description of the architectural requirements when constructing or placing a pre-built shed on their property. These guidelines will help regulate a community wide standard for construction aesthetics.

DEFINED TERMS

"Association" - refers to **Forest Glen at Bayside Lakes Homeowners Association, Inc.** and, to the extent applicable, shall include any committee or body appointed by the **Forest Glen at Bayside Lakes Homeowners Association, Inc.** to make determinations regarding architectural control in the community.

"Proposed Plans"-refers collectively to the plans, specifications and descriptions showing the proposed type, height, width, shape, size, location, color, appearance, elevation (if applicable) materials and any and all other aspects of a proposed change or alteration which shall be submitted along with any standard application forms, as may be adopted from time to time by the Association, and must be approved prior to any Improvements being implemented on a lot.

"Approved plans"- refers to all materials that have been submitted as "proposed plans" to the Association for their consideration and approved for the construction phase. Once approved by the Association, a building permit shall be obtained and supplied to the Association prior to the beginning of construction.

SHEDS

A single building for the purpose of storing property is allowed with the approval of the Architectural Control Review Committee (ARC.) One copy of the ARC Application and construction blueprints shall be submitted for approval prior to construction along with the \$25 fee. Installation or changes to any shed shall be considered an Improvement.

The building (shed) shall meet or exceed the following minimum requirements:

▪ **General requirements**

- Must meet or exceed all local city and county building department specifications, setbacks, and codes.
- Must meet current Florida Building Code-Residential and High Velocity Hurricane Zone (Miami-Dade and Broward County) requirements.
- Once the plan/design is reviewed and approved by the ARC, a licensed architect/Engineer must prepare final drawings that are SIGNED/SEALED to be submitted to the local building department along with permit application for consideration. A copy of the plans and building permit with all final approvals shall be provided to the ARC prior to beginning construction.
- Must have architectural design and exterior finishes similar to the primary dwelling.
- Located in the rear portion of each lot. In the case of a corner lot, such buildings are to be located in the rear of the house and opposite the street side of the long dimension of the lot.
- Shall not exceed 120 square feet in size.
- Exterior anchoring cables or straps are not permitted.

▪ **Minimum construction requirements**

➤ **Foundation/floor**

- Must be built on a 4" concrete slab or pressure-treated wood floor joist
 - Either foundation/floor option must comply with the Florida Building Code (Current Edition) for site preparation, base, footings, moisture barrier/vapor retarder, and materials.
- Termite clean and well treated 16" fill under slab compacted to 95%
- Slab edges shall be haunched and maintain grade

➤ **Walls**

- Sheds shall be limited to one story with walls not exceeding 8' in height.
- 2" X 4" studs 16" o.c. covered with 15/32" or 1/2" OSB, Tyvek vapor barrier and Hardi Stucco panels with 3 1/2" Hardi trim, Hardi Cement Siding Panels, OR,
- 8" concrete block covered by stucco

➤ **Roof**

- Minimum roof pitch shall be 4/12
- 2" X 8" ridge board with 2" X 6" rafters 16" o.c.
- 1/2" OSB sheathing
- 30 yr. architectural grade shingles over 30# roofing felt or other materials to match primary dwelling
- Continuous ridge vent
- 2" X 2" aluminum drip rail with 4" aluminum fascia on 2" X 4" sub- fascia and vented vinyl soffits

PROCESS

Except as otherwise provided, once a complete set of Proposed Plans is received by the Association from an owner for an Improvement, which includes all necessary applications, the Association shall have thirty (30) days from receipt of such Proposed Plans to mail or hand deliver a response to the owner, in writing which approves or disapproves, in whole or in part, the Proposed Plans for such Improvement. Once the Association has approved the proposed plans, those plans are now recognized as approved plans.

If a response indicating approval or disapproval, in whole or in part, of Proposed plans is not either mailed or hand delivered to the owner from the Association within the thirty (30) days the owners Proposed Plans shall be deemed to be approved, and the proposed plans become approved plans.

Proposed Plans which do not cover all the required, applicable aspects (e.g., plans, specifications and descriptions showing the proposed type, height, width, shape, size, location, color, appearance, elevation (if applicable) and materials of a proposed change or alteration) or which are not accompanied by all required application forms shall be considered incomplete until such time as all necessary aspects have been received by the Association. The thirty (30) day time period for the Association to approve or disapprove does not start until the Association has received a full and complete package.

In addition, the Association, in its sole discretion, based on these guidelines and the covenants and restrictions, shall require the owner to provide evidence that the proper building permits or other necessary documentation have been obtained from the applicable governmental authority prior to construction.

Should an owner commence, erect, or maintain any unauthorized shed required to be submitted for approval according to the terms hereof without first submitting Proposed Plans and obtaining the written approval of the Association (hereinafter referred to as an "unauthorized shed"), then the Association shall be entitled to fine the homeowner as outlined in the Governing Documents, Article II, Section 2. Construction Plan Review, (e); Article V, Section 4. Special Assessments; and Article VI, Section 3. Violation and Enforcement of Restriction and Covenants.

The Association may consider Proposed Plans which are submitted for an unauthorized shed subsequent to its implementation, however, nothing herein shall be construed to require the Association to do so. Should the Association decide at any time to expressly disapprove an unauthorized shed and/or the Proposed Plans, in whole or in part, the owner must immediately cease work on and/or remove any and all disapproved aspects of the unauthorized shed at the direction of the Association and at the owner's sole expense.

Alternatively, if an owner wants the Association to consider allowing such owner the right to retain any portion of the unauthorized shed, then such owner agrees that the Association shall have the right in its sole discretion, based on these guidelines and the covenants and restrictions, to require the owner to modify the unauthorized shed at the owner's sole expense, as specifically directed by the Association, and submit Proposed Plans for the Association's approval which conform to and properly reflect the unauthorized shed with such modifications as may be required by the Association.