

Newberry Condominium Association
Architectural Review Committee
Exterior storage shed specifications for two and three level town homes
(Original 1995)

1. Homeowner must have prior written consent from the board of directors before any construction can begin.
2. Storage shed dimensions and location must be provided by homeowner, on the ARC request form, available at the NCA office
3. If permission is given, the homeowner agrees to construct storage shed as per guidelines provided to the homeowner. (Guidelines will be provided by NCA)
4. Dimensions cannot exceed 6 ft. in height or 48 sq feet in length and width.
5. Shed roof shingles must match the shingles of the house roof.
6. Shed roof must not extend above the fence (maximum 6 ft)
7. The homeowner or resident agrees to permit the NCA Property Manager to inspect the finished project.
8. The homeowner agrees to properly maintain the storage shed as long as the original applicant owns the property and conveys this to any future owners. In the event the shed should fall in disrepair NCA reserves the right to remove the shed from the property.
9. No deviating from the guidelines is permitted without written permission.

Required Materials

2 x 3 or 2 x 4 framing lumber (walls and roof only) pressure treated 2 x 4 framing (floor frame only) pressure treated 1 x 4 (trim boards) ½ CDX plywood (shed floor and roof).

Exterior grade plywood, Vinyl or aluminum siding may be used instead of plywood (color of siding must match the house color).

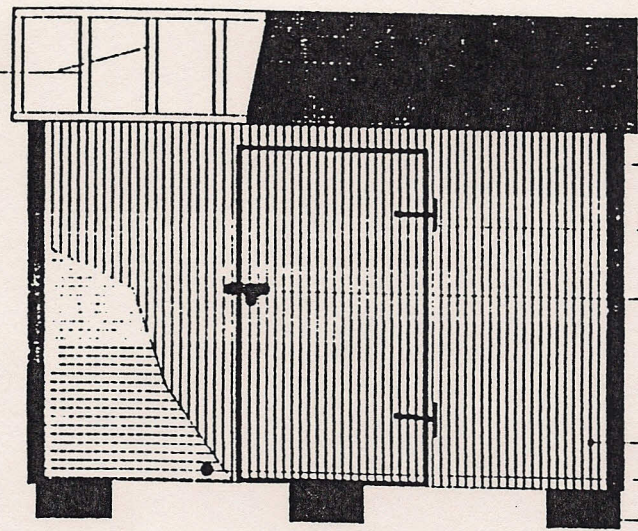
If plywood is used it must be painted the same color as the trim or siding of the house.

The storage shed must be placed on cinder blocks or pressure treated 4x4 or 6x6 and leveled.

Two 8" gate hinges (black) and one 3" barrel bolt. (Lock if desired)

151 b roofing paper and asphalt roofing shingles, 10 p, 6 p, galvanized and 1" roofing nails.

2 x 4 or 2 x 3
rafters 16" oc



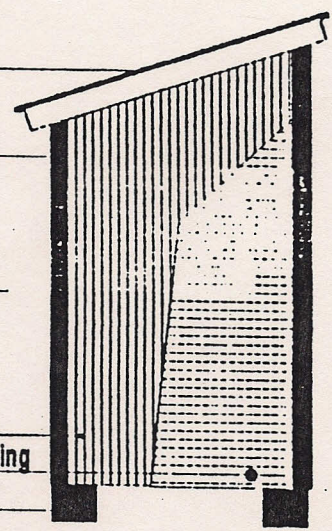
shingles

1 x 4 trim boards

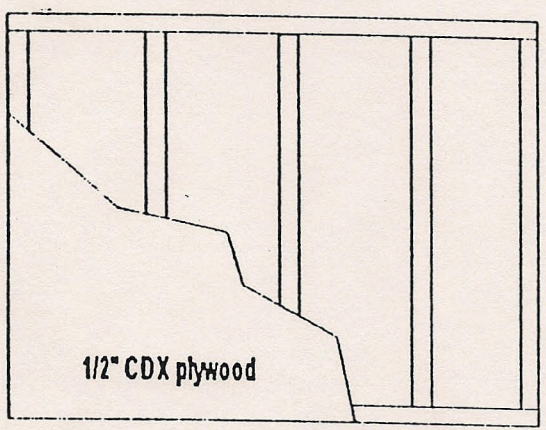
8" gate hinge @ 2

lockable barrel bolt

Exterior plywood
vinyl or aluminum siding
cinder blocks



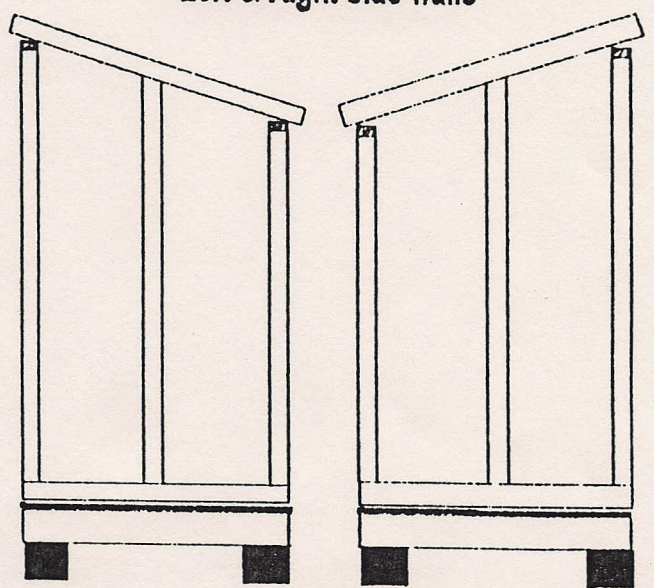
Floor frame



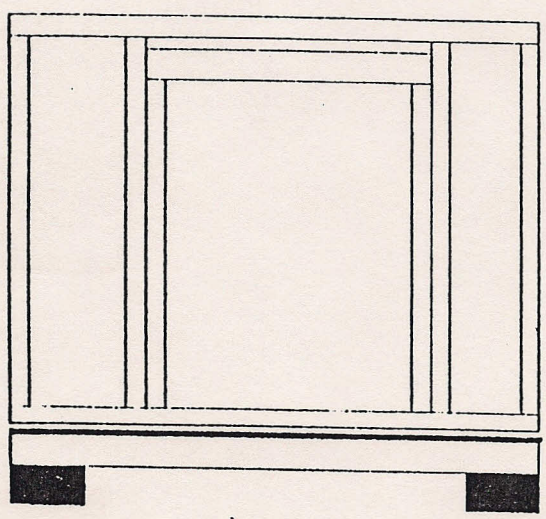
1/2" CDX plywood

pressure treated 2x4 ban doards and joist
joist must be 16" oc

Left & Right side walls

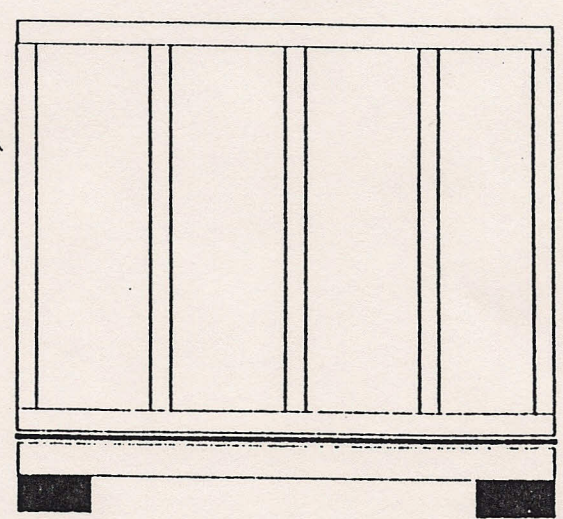


Front wall with door



5' max spacing

back wall



2x4 or 2x3 sill and studs
Studs can be 16" or 24" oc