

Ammendement to 4.10

4.10.1 SHEDS

- Meet Charlotte County/City of Punta Gorda codes and permitting regulations.
- Must be placed at a minimum according to Punta Gorda Code ordinances section 3.7 zoning and land development
- Location: At the minimum rear of home 3ft and any easements.(see below) If homeowner has privacy fence must be within said fence/ perimeter fence within said fence. Subject to approvals listed below
- (b) Permitted Accessory Uses and Structures. (1) Non-commercial hobbies and crafts. (2) Other uses and structures which are customarily incidental and subordinate to permitted uses. (3) Sheds shall be constructed in the rear yard only, or in the instance of corner lots, shall be located closest to the interior lot line and furthest from the street and shall be setback a minimum of 3 feet from side and rear property lines. a. The aggregate floor area of all accessory structures, with the exception of pools, patios and open decks shall not exceed one-half of the total floor area of the principal structure.
- The ARC and Board of Directors have the discretion to increase these setbacks if necessary, for the community standards and esthetics.
- Size: Maximum 10 x 16 10ft roof height or 160 sq ft equivalent.
- Color: Must match home colors, have gabled shingle roof. No barn style roof.
- Due to the strict county drainage and landscape guidelines. Each application will be reviewed by both ARC and at least 2 Board of directors for approval. All applications must be submitted according to all arc guidelines. With proper diagrams, pictures, licenses, and insurance of APPROVED vendors. In order to keep the community standards, each application decision will be case by case.
- No trees over 4ft in diameter at 3 ft may be removed for placement of any shed. Refer to section 4.53 in Documents.

## Oak Harbour Arc guideline for Sheds

- May not be used to store cars, living animals or humans, illegal use, grow shed,
- Hurricane 5 rated
- Attached to ground.
- Any electricity must be run by licensed electrician according to all codes and permits necessary. NO Window ac units allowed.

Each shed must have proper landscaping that meet community standards, as listed in the ARC guidelines. If shed faces another homeowner's property it must have at least 5ft or 1/2 the wall height of proper landscaping that is in view of said home owner.

- These guidelines may be amended on an as needed basis by a BOD vote as per the guidelines set forth in all Oak Harbour documents.
- Shed door may face either street or yard.

See exhibit d for all approved designs and approved vendors