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# FOREST LAKES SUBDIVISION HOMEOWNERS ASSOCIATION

## SHED SPECIFICATIONS AND GUIDELINES JUNE 2003 REV. 5/11

- 1) Sheds must be located a minimum of three (3) feet from all property lines and not located within any easements five (5) feet on all sides of lots in a drainage and utility easement).
- 2) It is solely the homeowner's responsibility to ensure that any structure complies with local building codes and that all necessary permits are obtained.
- 3) For lots ½ acre or less, sheds can be a maximum of 80 square feet in size (8x10) and a maximum of 9 feet in height to the eve of the roof.
- 4) For lots more than ½ acre, sheds can be a maximum of 144 square feet in size (12x12) and a maximum of 12 feet in height to the eve of the roof.
- 5) Shed exterior may not be made of metal or wood. Must be vinyl sided.
- 6) Roof and siding must match the principal structure in color, material and architectural design.
- 7) Must be built on a concrete footing, contained crushed stone or other such permanent foundation.
- 8) Must be screened from a road or public access by landscaping or other such material deemed appropriate by the architectural review committee.
- 9) Location of the shed must not degrade the appearance of an adjacent neighbor's front yard. (No storage materials around or on the shed, that is, no ladders, bikes, wheelbarrows or other objects hung on or stored behind, adjacent or in front of shed.)
- 10) Sheds must be located behind the rear building line of the dwelling.
- 11) A maximum of one (1) shed per lot.
- 12) Exterior lighting (If installed) shall not exceed one 75watt light. Efforts must be taken to shield neighbors from light overrun.
- 13) All sheds are to be approved by the Architectural Review Board.
- 14) In submitting a shed request, the owner must provide the following:
  - a. Exterior Alteration Application.
  - b. Copy of plat detailing exact location of the shed.
  - c. Photo showing proposed location.
  - d. List of materials to be used.

The Architectural Review Committee reserves the right to grant variances to these restrictions so long as aesthetic and structural standards are met.

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## EXTERIOR ALTERATION APPLICATION

Mail To: Forest Lakes Architectural Committee  
c/o Conway Management Co., Inc.  
1660 Robin Circle  
Forest Hill, MD 21050  
Phone: 410-879-9655 / Fax: 410-893-2336

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Lot#: \_\_\_\_\_

Phone: \_\_\_\_\_ (Home) \_\_\_\_\_ (Work)

Full description of desired changes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If applying for approval of paint or stain, please attach a paint/stain chip, type and color. Please include a drawing of proposed changes, where applicable. *Note the location of these changes on the site plan you received at the time of settlement.*

**Applications for deck approvals must include construction drawings of the deck and a plat of the lot showing the dimensions of the deck.**

This application does not exempt you from obtaining, where necessary, any Harford County permits and contacting Miss Utility, if relevant to the changes desired.

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This application has been reviewed by the Architectural Review Committee of Forest Lakes Subdivision Association and has been:

\_\_\_\_ Approved as submitted

\_\_\_\_ Approved with changes \_\_\_\_\_

\_\_\_\_ Disapproved as submitted

\_\_\_\_\_  
Association's Representative

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date