



**Irish Acres Acquisitions, LLC  
Architectural Review Board (ARB)  
Guideline for Sheds**

In accordance with Article V, Section 5.1.2.d of the Second Amendment to Amended and Restated Declaration of Covenants and Restrictions for Irish Acres, Irish Acres Acquisitions, LLC ARB hereby approves and establishes the following guideline and standard for:

**Sheds**

Like all stated "Improvements" to any lot - "Sheds" are required to be reviewed and approved by the ARB's Architect prior to construction. Sheds shall be site built (concrete slab on grade) using matching materials, building color, trim material and color, roof slope, shingles, entry door and garage door, etc. of the main residence. Sheds are only permitted in the back yard

**Minimum height** – 8 ft.

**Maximum height** – not to exceed the average wall bearing height of the main home.

A metal roof is permitted with the following restrictions:

- a. Standing seam roof system with a minimum 1 ¾" vertical leg. MBCI is an acceptable manufacturer with LokSeam or Superlox standing seam roof systems or submit an alternative manufacturer for ARB to review for approval. PBR metal screw down roof panel is also acceptable.
- b. The color shall be a 20-year minimum rated Kynar 500 or equal finish to resist facing and chipping.
- c. **NO** screw down exposed fastener roofs allowed.
- d. Roof slop shall be 6 in 12 min with 6" minimum fascia.
- e. Provide manufacturer color chart

Required Documents for ARB Review:

1. Update previously ARB approved Site Plan to show exact location and dimensions of the proposed shed including dimensions from the back and side property lines. It should also include the dimensions of any proposed concrete drives, pads, aprons, and sidewalks.
2. Landscape plan/plant legend key around shed.
3. Floor Plan showing dimensions, windows and doors including any exterior lighting, flood lights or exterior lights. **MUST NOT CREATE LIGHT TRESPASSING ON TO ADJACENT PROPERTIES** so exterior lights must either be shielded and/or have cut off shields. An example of **light trespass** is when a neighbor installs a new light on their property. It's an unshielded fixture that casts a bright light that spills onto your property and perhaps even inside your home. This is known as **light trespassing**.
4. Exterior Elevations of all 4 sides.
5. Wall section showing components of construction, minimum fascia size (6") and minimum roof pitch of 6 in 12.
6. Roof Plan indicating minimum roof pitch of 6 in 12
7. If requesting a metal roof – provide manufacturer color chart.



8. Proposed Shed material description (roof shingles, siding, trim, etc.) and exterior colors (manufacturer/color swatch #). Provide the same information for the existing home to ensure they match.
9. Photo of existing residence including the front door, windows, and garage door.
10. ARB Architect Review Fee of \$275 for Sheds - check should be made out to Irish Acres Acquisitions, LLC.
11. Executed ARB Review Request form.

Approved:  \_\_\_\_\_  
Matthew Rudnianyn, Irish Acres ARB

Date: September 16, 2021