

**Strathmeade Square Community Association
Proposed Revised Standard for Backyard Sheds
Submitted to SSCA Board of Directors
by SSCA Architecture Committee
Albert Parker, Chairman
November 18, 2015**

Y.3. Sheds are allowed on in the back yards of owners' property. A shed may be installed or erected without prior approval from SSCA if

a. The highest point of the shed is below the lowest point of the fence. In back yards that slope away from the back of the house, this might require placing the shed next to the back fence instead of next to the house. OR

b. The shed meets all of the following requirements: (1) It is no higher than seven feet tall; (2) It is assembled from a commercial kit; (3) It is made entirely of metal or vinyl or is made of wood with a black, dark grey, or dark brown roof of asphalt shingles; (4) Except for a shingled roof, it is dark brown or painted to match the standard SSCA fence color.

A custom-built shed may be approved by the Architecture Committee if detailed plans, including dimensions and specifying the materials and colors, are submitted in advance and approved within 30 days in accord with Article VII of the SSCA Declaration of Covenants, Conditions, and Restrictions. A custom-built shed should have horizontal or vertical wooden siding and a black, dark grey, or dark brown shingled roof.

A shed that protrudes above the fence line at its lowest point must be rectangular, enclosed on all four sides, and have one or more hinged or sliding doors that can be latched or locked. Doors must be maintained on their rollers or hinges and kept in working order.

Commercial and custom-built sheds up to eight feet tall may be approved by the Architecture Committee. Sheds taller than eight feet are not allowed.

Built-in sheds, included as part of the original construction of some units with a shared concrete-block party wall, must be maintained. They must be properly painted in the approved SSCA fence color. Roofs must be shingled and replaced as necessary with black, dark grey, or dark brown asphalt shingles. Built-in sheds may not be removed without approval of the Architecture Committee as an exterior alteration. If a shed is or has been removed, the property owner is still liable to contribute to the maintenance of the party wall as provided in Article VIII of the Declarations. Both sheds may be removed, and the party wall replaced with a fence meeting the specifications of standard F, by agreement of both owners and approval of the Architecture Committee.

Sheds may be used for storage only. They may not be used as living quarters or workshops, for keeping domestic animals, or for any other purpose not allowed by Fairfax County zoning and land-use regulations and ordinances.