

Sheds in Elliot Pointe HOA

BACKGROUND:

Sheds are visible to the general public and can affect the relationships between neighbors. A failure to develop some guidelines can create problems within our development in the form of misunderstandings among neighbors, inconsistencies and unfairness in treatment, and an excessive number of violations.

A number of sheds already exist within the Elliot Pointe HOA. Due to a lack of historical documents, the current Board of Directors has been unable to confirm which of these sheds were approved and which were not. After consulting an attorney, the current Board of Directors determined that sheds are allowed in Elliot Pointe if they are approved by the ACC.

To determine guidelines that would ensure a fair and consistent approval process for all future sheds, the Elliot Point Board of Directors created the set of guidelines presented in this document. The Board has evaluated new shed requests according to these guidelines since May 2022.

We will also seek to make these guidelines part of the official Covenants, Conditions, and Restrictions under ARTICLE V, Architectural Control Committee.

GUIDELINES:

Sheds added to a homeowner's property after June 1, 2022, must adhere to the following guidelines:

CITY CODE

- Any shed constructed in our HOA must also meet Mukilteo Municipal Code, currently found in Chapter 17.20, Section 025.18.c: Accessory Buildings.

QUANTITY

- Only one shed per lot will be approved.

USE

- Sheds shall not, under any circumstances, be used as a living space.

LOCATION

- Sheds may be located only within in the backyard.
- Sheds should not be visible from the road. If lot size does not allow this, sheds should not be visible as much as possible.

SIZE

- Maximum footprint shall be 120 square feet.
- Maximum allowable height shall be 12 feet.
- Storage containers of less than 16 square feet and placed against the house are exempt from these guidelines.

STRUCTURE

- Exterior walls must be of wooden framed construction.
- Roof must be sloped. Flat roofs will not be approved.
- All sheds must have a door that latches.

MATERIALS

- Exterior cladding should match that on the primary residence in color.
- Exterior cladding shall be wood or vinyl. No plastic, rubber, fiberglass, aluminum, or all metal sheds will be approved.
- Roof shingles should match as closely as possible those on the primary residence in both style and color.
- Windows, if present, should match as closely as possible those on the primary structure in both style and color.

UTILITIES

- Exterior lighting (if installed) shall not exceed one 75 watt light bulb enclosed in a permanent fixture attached to the shed. Efforts must be taken to shield neighbors from light overrun.

MAINTENANCE

- Property owners are responsible for the maintenance of all structures on their property, including the shed and any landscaping included, and approved, in the initial request.
- Shed doors should be kept closed and latched when not in use.

GREENHOUSES

- Greenhouses are subject to the above rules, except that they may also be constructed of glass or UV-resistant polycarbonate sheets.