



Architectural Specification: Outside Storage Locker/ Shed

Rule: Shed(s) and outside storage lockers fall under the following articles and rules of our governing documents.

1. Article 7 of the Valleybrook Declaration of Easements, Covenants and Restrictions.
2. Rule 2.4 and Rule 2.6 of the Village of Valleybrook Rules and Regulations.

SPECIFICS:

1. There is a limit to one (1) permanent shed for each residence.
 - a. Shed must be constructed of pressure-treated wood or metal studs.
 - Metal studs will help to add longevity and pest resistance and may be used as long as manufacturers' installation instructions are strictly followed. Metal studs may only be used in the unseen interior of the wall(s).
 - b. Exterior covering shall be Nailite RoughSawn Cedar in Sunset Cedar color vinyl siding. Siding must be installed per manufacturer's instructions.
 - c. Door(s) may be constructed of T-111 wood or any exterior grade wood.
 - d. Maximum height of shed shall not exceed the height of the unit divider wall or six (6) feet above ground level including the highest point of roof pitch.
 - e. Maximum width of shed not to extend beyond 36" including width of divider wall.
 - f. Maximum length of shed wall(s) shall not exceed 12 feet from your unit wall.
 - g. Shed should be confined to the patio area at the rear of the unit.
 - h. Shed shall be positioned flush against the divider wall.
 - i. Shed roof shall have a slight degree of pitch for water runoff.
 - Roof's pitch should direct runoff away from units and patios; towards rear of homeowner's unit's yard.
 - j. Shed roof shall be covered with Tampko Elite 25 year tweed blend shingles.
 - k. Moisture barrier is optional.
 - l. All exposed wood trim surfaces of this storage locker will be painted in approved Valleybrook colors. A base coat of primer paint is suggested prior to application of color coat.
 - Valleybrook Approved Colors: MAB Autumn Brown (oil base) or English Brown (latex) and Pittsburg Paint Valleybrook Brown
 - m. Support posts (4 X 4's) used to anchor this storage shed, at a minimum, shall be placed 36" in the ground and secured with a concrete base with a minimum radius of not less than 12 inches.
 - n. Optional concrete pads used as flooring shall be constructed in accordance with the dimensions listed above except a minimum depth of three inches of concrete over reinforcement wire shall be used.
2. Homeowners are allowed outdoor storage lockers.
 - a. Storage lockers such as Rubbermaid and Suncast outdoor products are allowed.
 - Rubbermaid products to include "Deck Storage, Vertical Sheds and Horizontal Sheds."
 - Suncast products to include "Deck Boxes, Vertical Sheds and Horizontal Sheds."
 - i. Suncast "Storage Building and Large Sheds" ARE NOT allowed.
 - b. Storage lockers are only allowed in the rear of a unit.
 - c. Storage lockers must be located within the confines of a unit's privacy walls.
 - d. Storage lockers that manufacturer directs to placed against a wall or structure must be used as directed.

Architectural specifications are documented in order to maintain community harmony in the appearance of our homes, and to encourage the safe and appropriate installation of changes made to the exterior of our homes. Changes to the exterior of our homes other than specified are not permissible and, if done, are subject to fines assessed to the homeowner. All homeowners are required to adhere to the deed restrictions of their homes.

Any exterior change, which is structural in nature, must be submitted to the Building Inspector of Chester Heights Borough in addition to VBHA for approval. Homeowners are responsible to verify this need with the Borough.

Please Contact the Architectural Control and Compliance Committee with any questions or concerns.