

# TIMBER RIDGE

## CONDOMINIUM ASSOCIATION

### POLICY RESOLUTION 2004-2 SHEDS

**WHEREAS**, Article, II Section (h), Paragraph (6) of the By Laws grant the Board, "Officers of the Association", specifically conferred upon by the Act, the Declaration, and the By Laws and all other powers and duties necessary for the administration of the affairs of the Condominium Association; and,

**WHEREAS**, the Board of Directors has the power to amend and adopt as outlined in the By Laws to manage the affairs of the Association; and,

**WHEREAS**, the Board deems it necessary to provide an alternative to outside storage for unit owners who do not have a garage: and

**WHEREAS**, the Board needs to regulate and control the use and construction of the sheds erected on the limited common area of the association

**NOW THEREFORE, BE IT RESOLVED THAT** the Board adopt the following policy regulating the construction and use of all sheds:

#### 1. Purpose:

- a. Sheds are to be used for the storage of outdoor equipment (such as snow blowers, tools, outdoor furniture, bicycles, toys, grills, etc.)
- b. Sheds shall not be heated, temporarily or otherwise.
- c. Sheds shall not be used as a living space, play area, housing of animals, temporarily or otherwise.

#### 2. Construction

- a. The unit owner must file a written request, detailing the type, size, design, location, construction material, and color of the shed, to the Board of Directors for approval. Only request from unit owner without the benefit of a garage for storage will be considered
- b. The unit owner must receive written approval from the Board prior to the construction or installation of a shed. Approval/non approval shall be acknowledged 30 days from the date all necessary information is received by the Board.
- c. The unit owner must obtain at his/her expense the proper permits from the City of Nashua.
- d. Only insured contractors are allowed in the erection or construction of the shed on the limited common area of the Association. The contractor must provided the association with a certificate of insurance made out to the Association and it must be on file before any work can begin.
- e. Qualified unit owners are only allowed one shed, space permitting.
- f. Sheds shall be of wood, shingled roof construction only and painted or stained to accent the owner's unit. Sheds should be constructed on a solid foundation in accordance with Nashua planning board.

- g. Sheds are limited to a single story, not to exceed 10 feet in height at the peak. Floor area is limited not to exceed 100 square feet with no length exceeding 10 feet. (6x10)(8x10)(8x8) etc.
- h. Sheds are to be located at the rear of the owner's unit, set back from the unit's limited common area as not to interfere with rights and quiet enjoyment of the abutting units.
- i. Sheds must be located at least 10 feet from the owner's unit. Sheds constructed on limited common area that abuts property not owned by the Association must adhere to the City of Nashua's setback requirements and easements. Any shed found to violate these restrictions will be the responsibility of that unit owner to correct.
- j. Sheds may only be electrified by a licensed electrician. No overhead wiring will be allowed, must be in-ground installation and have GFI capability.

### **3. Maintenance**

- a. Unit owners are required to keep their shed in a safe condition and neat in appearance. All maintenance of these sheds, including painting, repairs and general upkeep is the responsibility of the unit owner. The Board at its discretion may require maintenance, upgrading, or painting as it deems necessary.
- b. The shed shall be kept in good condition at all times. Should the shed fall into disrepair, be a safety hazard, or eyesore the Board may at its discretion, remove the shed or hire a contractor to undertake necessary repairs to correct. In either case the unit owner shall be assessed for the cost of such work.
- c. Outdoor equipment shall be stored in the shed when not in use.
- d. All sheds shall be secured by a lock.
- e. The shed and surrounding areas shall be kept neat and free from unnecessary clutter.
- f. Owners shall take special precautions for the storage of propane, gasoline, charcoal, lighter fluid, and anti-freeze, fertilizers, etc. to minimize any safety hazards.

### **4. Time Restraints:**

All work must be started within 30 days once the approval in writing is given by the Board of Directors and completed within 90 days. After 90 days consent is revoked and the unit owner must re-apply by resubmitting a new request and reason for non-completion of the original request.

### **5. Penalties**

- a. Failure to comply with the shed policy may result in assessment of a fine of \$250.00 against the unit owner and the cost to remedy or remove plus any and all legal cost to insure compliance with this resolution.

### **ATTESTED:**

Secretary, for the Board of Directors of  
Timber Ridge Condominium Association