

Shed Policy

WHEREAS, the property affected by these Architectural Control Guidelines and Regulations is subject to certain dedications, covenants and restrictions (the "Declaration") set out in instruments recorded in the Official Public Records of Real Property at Montgomery County, Texas as follows:

- Amended Restrictions for Sections One and Two - Clerk's File No. 2007- 01605, Film Code No. 279-11-1297, et seq., of the Official Public Records of Real Property of Montgomery County, Texas; and

WHEREAS Part IV, Section 1: Land Use of the “Declaration” provides for “Storage facilities.”

WHEREAS, pursuant to the authority vested in Twin Shores Property Owners Association, Inc. (the "Association") in the Declaration and as required by the TEXAS PROPERTY CODE, the Board of Directors of the Association (the "Board") has determined that, in order to provide clear and definitive guidance for maintaining the aesthetics and architectural harmony of the community, it is appropriate to adopt guidelines toward that end. Therefore, the Board hereby promulgates the following addition to the Architectural Control Guidelines and Regulations.

NOW, THEREFORE, BE IT RESOLVED that the following conditions and requirements are hereby added to the Association Architectural Control Guidelines and Regulations established on December 23rd, 2011:

GUIDELINES AND REGULATIONS

The following are guidelines adopted by the Architectural Control Committee (the "ACC") to specify their standards, requirements and thought process used in evaluating storage facilities (Sheds). These guidelines may be amended from time-to-time as circumstances, conditions or opinions of the ACC dictate. The ACC has the right to deny approval for a similar improvement based on the proximity of a property to a main boulevard or the visual relativity of the site to the overall development. The intent being to maintain overall integrity within areas of higher visual impact.

It should be noted that the ACC approval is required prior to the installation or construction of the improvement or change. If an improvement is made without ACC approval, the Board of Directors has the legal right to enforce its removal. The following guidelines shall be applicable to all properties under the jurisdiction of the Twin Shores Property Owners Association, Inc. (the "Association") for sheds constructed after January 1, 2024. These guidelines shall also encumber any future property which may be brought within the jurisdiction of the Association.

Sheds must be mounted on a concrete slab.

Sheds may have a maximum roof height 8’

Sheds must be located behind a stockade fence when located along the side of a house or garage, or when located behind a house or garage if visible from the street.

Shed electrical wiring and supply must meet NEC and local codes. Extension cords may not be used to supply electrical power to the shed.

Sheds must be cross vented.

Shed color must compliment house color.

Construction must be of wood, hardy plank or similar composite material. Prefabricated plastic or rubber units are not allowed.

Sheds must be adjacent to the garage or house and may not extend beyond the rear building line for waterfront properties. May be no greater than 8' by 8' horizontally, except that sheds located on the side of a house or garage may not extend more than 4' from the adjacent structure.