



SHED GUIDELINES

Revised November 2019

All outbuildings (aka Sheds) must have Architectural Control Committee (ACC) written approval in the form of an approved Sandpines at Wescott Architectural Control Committee Request form. The ACC Request Form is available online at: <http://fsresidentialcharleston.com/sandpines/> . In addition to the ACC request form, a site plan (please use the final survey from your closing package) denoting the location of the outbuilding must be provided. A picture or drawing of the planned outbuilding exterior and general dimensions should also be provided. You may fax your completed ACC request form and accompanying data to the management office at 843.278.6853 or email to: sandpines.sc@fsresidential.com.

1. It is the homeowner's responsibility to obtain any required permits from the City of North Charleston and to ensure that all building and zoning requirements are met.
2. All types of outbuildings behind a fence are permissible if they do not exceed the height of the fence.
3. Outbuildings without a fence, or taller than a fence, must have exteriors covered with siding matching in color and composition to the house on the property. The architecture of the shed is to be similar to the existing home on the lot including, but not limited to: doors, roof, and windows.
4. Outbuildings shall not exceed 80 square feet and shall not have a peak exterior height greater than 9 feet.
5. Outbuildings may not impede natural water flow. An outbuilding may not obstruct a drainage ditch, culvert, catch basin, drainage swale, storm sewer or storm drain.
6. Outbuildings must conform to Sandpines POA CCR's (article VII Use Restrictions, Sections 5 and 9).
7. Location of outbuildings on each lot will be approved by the ACC.
8. All sheds must be properly maintained