

Weatherby Shed Guidelines

These guidelines are established to ensure that sheds comply with all covenants, are in harmony with the primary residence, natural landscape, reflect the spirit and intent of the covenants, are constructed of durable high-quality materials, and do not adversely affect the value of neighboring properties.

The following guidelines are strictly enforced by the ACC. Failure to follow these guidelines could result in monetary penalty and/or removal of the structure at the home owners cost. Approval must be granted before shed construction starts and necessary paperwork submitted in advance. See ACC checklist for approval and application on [weatherbyestates.org](http://www.weatherbyestates.org) website.

http://www.weatherbyestates.org/ac/Homeowner_Checklist_for_ACC_Approval.pdf

http://www.weatherbyestates.org/ac/Weatherby_Estates_ACC_application.pdf

ACC Criteria of Approval: The Architectural Control Committee shall have the right to approve or refuse to approve any design, plan or color for any improvements, construction or alterations, which are not suitable or desirable, aesthetically or otherwise, in the opinion of the Architectural Control committee. The Architectural Control Committee shall have the right to take into consideration the suitability of the proposed building or other structure, the material with which it is to be built, and its exterior color scheme and harmony thereof with the Lot and surrounding Lots and improvements, the effect or impairment that said improvements will have on the view of surrounding Lots, and any and all facts which, in the opinion of the Architectural Control Committee, shall affect the desirability or suitability of such proposed improvements. The Architectural Control Committee may adopt general or specific standards for all or any part of the design or construction of buildings within Weatherby. (*Ref Article VI, Section 6.7*)

No building shall be allowed on any Lot except one single-family dwelling house, all for the use and occupancy of one immediate family and attendant bona fide domestic servants only, except that an auxiliary building may be constructed on a Lot if it's designed and constructed as to be compatible in appearance with the main building and has been fully approved by the Architectural Control Committee (*Ref Article VI Section 6.9*)

Definition of a Shed: The definition of shed is any structure designed or intended for storage of any kind.

Shed Guidelines

1. **Appearance:** Sheds must be "compatible in appearance" with the main building. (*Ref Article VI Section 6.9*)
2. **Roofing Materials and Siding:** Sheds shall be finished with materials, style and design akin to the main building (house). (*Ref Article VI, Section 6.7*)

PROHIBITED BUILDING MATERIALS: All siding shall be non-plywood type wood (beveled or grooved), vinyl, or masonry. The use of T-111 siding is explicitly prohibited. (*Ref Article VI, Section 6.19*)

3. **Easement:** No Owner shall construct or locate any structure or portion thereof within the utilities easement areas without the written approval of the Architectural Control Committee and the current holder(s) of the utilities easement. (*Ref Article VI, Section 6.31*)

Size Requirements: Sheds will not have ground coverage in excess of three hundred (300) square feet. (*Ref Article VI, Section 6.9*)

4. **Location:** Ideally, sheds will be located in the back yard (behind the back corner of the house) and ideally screened from view from the street by landscaping. Sheds should be place in a location least visible from the road.
5. **Construction / Time Limits:** All construction of properly authorized improvements shall be diligently pursued to completion thereof in a manner and at a rate reasonably consistent with building standards prevailing in the immediate area relating to high quality construction of a similar type, and in no event shall the period of construction of any improvement exceed **nine (9) months** from the date of commencement of construction to completion as to external appearance, including finished painting. (*Ref Article VI, Section 6.10*)

Notes:

1. Garages, Carports, Playhouses, Gazebos and other auxiliary buildings are not intended to be covered by Shed Guidelines.
2. The Home owner is responsible to check with Snohomish County regarding regulations and permits.
3. The ACC approval of a shed does not include structural integrity or engineering review.

