

Executive Board
Arbor Rose Community Association
c/o Horst Property Management
330 Granite Run Drive
PO Box 3330
Lancaster PA 17604-3330

Memorandum

January 26, 2017

To: Arbor Rose Estates Homeowners

From: Executive Board ARCA

Policy Statement 2017-01


Subject: Shed Approval Guidelines (Final)


Reference: Declaration of Restrictions and Easements Sections 7.3.1, 7.3.2 and 7.3.3

This Policy Statement replaces Memorandum dated October 18, 2000 subject same as above.

1. An Architectural Request must be submitted to the Association Executive Board for approval.
2. A plot plan depicting the location and construction of the shed must be approved by the Executive Board prior to construction/placement.
3. In an effort to control shed sizes and uniformity, two sizes of sheds will be permitted. These are 8' x 10 or 10' x 12'.
4. All shed must be placed on the ground. No sheds will be allowed to sit on blocks or raised decks. A stone base and/or sleepers under the shed is allowed.
5. No shed will be placed in either the front yard or a side yard. Corner lots have two front yards.
6. All siding must be of the same color as the existing house siding.
7. All shed roofs must be shingled with the same style and color as currently on the house.
8. No antennas, satellite dishes or solar panels will be allowed to be placed on the shed roof.
9. A small decorative copula or weather vane may be allowed on a case by case basis evaluated on aesthetics.
10. All doors and shutters must be the same color as the existing house.
11. All window and door trim must be of the same color as the existing house window trim.
12. A single 15 amp electric service will be allowed inside the shed. A single 100 watt light, regular or motion sensor will be allowed at the entrance door of the shed. No flood lights will be allowed on the shed.
13. Sheds will not be used as building for an emergency generator operation.
14. Sheds will be used solely for storage not as a work shop.
15. All sheds must be maintained by the homeowner.

16. Due to the variation of house styles, lot configurations and on-lot easements, the approval of the shed location will be reviewed by the Executive Board on an individual lot basis.
17. Any homeowner desiring any variance from these guidelines must demonstrate a compelling need and hardship.


Bruce W. Haigh, PE
President ARCA


Gretchen Rothstein
Secretary ARCA

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