

**March 30, 2021**

**Instructions: Shed Permit Form**

**Fill out form completely:**

**Shed Guidelines are attached to the form.**

**Please read carefully.**

**Do a drawing on the back of the Permit Form as to where the shed will be located and the dimensions. (Cannot be any bigger than 8 Feet Long x 10 Feet Wide x 10 Feet High.) Without a drawing, no permit will be issued.**

**Fill out the Permit form and return it to the Management Office. You may drop it in the front outside mailbox. If there are any questions you will be contacted by calling the phone number you put on the form.**

**Next our Managing Director and Maintenance Director will set up an appointment and meet you at your unit to look at where you are putting the shed.**

**If all is good you will be approved to go ahead with your shed.**

**Any questions: 215-672-0610**

# Warminster Heights Storage Shed Policy

To the residents of Warminster Heights in regards to storage shed policy.

List below is the shed build minimum requirements as well as the policy.

## Definitions

The following terms will be used in this policy and shall have the following meanings:

### Shed

A simple roofed structure made of Wood, Plastic or Metal used for storage.

Recommended Size Per Unit

6'x8', 8'x10', 10'x10', 10'x12' These are all recommended shed sizes. However, sheds can be approved for bigger if the resident's yard can accommodate the size requested.

If the shed needs to be replaced you will not need to redo the shed process again if same size shed. However, if you want a bigger shed you will have to redo the shed process.

### Prefab

1. A shed made from modular sections or panels
2. A shed that is fully built and just delivered to the site.

### Shed Pad and Recommendations

Is the location in the resident's yard where the shed is placed?

Recommendations are:

Gravel base:  $\frac{3}{4}$ " pea gravel on top of the ground before the shed is placed. Must be a minimum of 3-6" larger than the shed on all sides.

\* If you want a concrete pad for your shed it will be your responsibility to remove the concrete pad when leaving the residency.

### Enforcement

Warminster Heights will have a designated party who will be charged with the responsibility of enforcing this policy. They will be responsible for making sure all residents are following the policies and citing violations.

For residents that fail to comply with the policy will be given a written notice of the violation as well as a copy of the policy. The resident will then have 10 days to comply with the policy. After which fines will be assessed and added to the carrying charges of the resident.

## Roof

1. Sheds are not allowed to have a flat roof. Sheds must have a peaked or pitched roof.
2. Shed roofs must have a minimum slope of 3-12" pitch
3. Shed roof rafters must be placed no more than 16" apart and must be a minimum of a 2"x4"
4. Shed roofs must have a  $\frac{1}{4}$ " or thicker plywood, or OSB sheathing
5. Shed roofs must be tar papered and shingled

## Wall Framing

1. Stud minimum 2x4" at 16" or 24" on center
2. Base plate minimum made from pressure treated 2x4
3. Top plate minimum, 2x4

## Wall Covering

1. Minimum T-111 wood siding covering wall framing. Must be weatherproofed, such as painted or stained.
2. 3/8" Plywood or OSB "Oriented Strand Board" can be used when placing vinyl siding on the wall exteriors.

## Shed Floor

1. Minimum of 5/8" pressure treated plywood should be used
2. 5/8" pressure treated wood preferred
3. Minimum of 2x4" pressure treated floor framing no more than 16" apart.

## Shed Door

1. Standard shed door

## Shed Pad Placement

1. Must be placed no less than 5' from any dwelling.

Must be placed no less than 2' from any fence line

## Power

Any electrical work from the shed to the dwelling may be done yourselves but connecting the power must be done by a license electrician.

## Prohibition

Except as specifically permitted by this, it will be a violation for any resident to do or allow any of the following:

1. Place a shed on the front/kitchen side of the yard
2. Place a shed on the community common area
3. Place permanent power from the dwelling to the shed

## Outgoing Resident Responsibility

### Grandfather Policy

For residents who had to put a concrete pad prior to the new shed policy passed on 6/13/2023

will not be responsible for removal of the concrete pad **ONLY** if the new resident wants the pad and it and it is in good condition meaning **not broken or cracked**. If the pad is broken or cracked then it will be the responsibility of the resident to remove the concrete pad when move from the residency. You must level the ground where the shed was and throw grass seed down.

### Notice

Receipt of this document shall constitute official notice to the residents of the Tool/Storage Shed Policy of Warminster Heights.

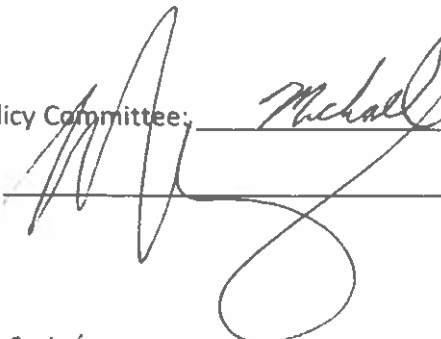
Warminster Heights Association should not bear any responsibility of cost pertaining to the sheds.

Signatures:

Chair Person of the Policy Committee:

  
\_\_\_\_\_

Board Representative:

  
\_\_\_\_\_

Date: 6-13-2023

## SHEDS

One shed per household.

### SHED MAINTENANCE

- A. Sheds must be maintained.
- B. If wooden or fallen in disrepair sheds must be Repair or Replaced under the same specs.
- C. If metal shed is in disrepair or lots of rust, must be painted, replaced or removed.
- D. If a tenant moves out and the shed is in good condition it may remain for the new tenant.
- E. All sheds must be a standard height of 10 1/2 feet high. If you would like a higher shed then you must request permission.

### UPGRADES

Upgrades for Sheds, Fence and Patio's

If you have received a Permit in the past for any of these.

As long as they are the same height and length and you are replacing it with a new structure, Then you do not need

Permission, And you do not need to get a new Permit.

You can replace the old with new . {WOOD, METAL, VINYL}.

Any Patio or decks may remain behind for new tenant as long as they are in good condition.

# OWNERSHIP ASSOCIATION, INC



75 Downey Drive  
Warminster, PA 18974  
215-672-0610  
215-672-2431 Fax



## PERMIT FORM

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Type of Permit: Shed \_\_\_\_\_ Patio \_\_\_\_\_ Deck\* \_\_\_\_\_ Fence\* \_\_\_\_\_ Pool \_\_\_\_\_ Other \_\_\_\_\_

If [Other] is checked, please specify: \_\_\_\_\_

Residents' Signature: \_\_\_\_\_

Contractor's Name: \_\_\_\_\_

Contractor's Insurance Co.: \_\_\_\_\_

\* PA ONE CALL (Confirmation Number or Form): \_\_\_\_\_

800-242-1776

Please attach a drawing and/or a brochure of the work to be performed.

Approved by: \_\_\_\_\_

Maintenance Director

Date: \_\_\_\_\_