

DECLARATIONS OF COVENANTS AND RESTRICTIONS FOR SANCTUARY ON SPRUCE CREEK

CRITERIA FOR BACK YARD SHEDS

With respect to the authority given to the ARC in accordance with Article VIII, Section 2 and Article IX, Section 34 of the HOA documents, the ARC has formulated specific criteria for Sheds as follows:

CRITERIA FOR BACK YARD SHEDS:

SIZE: Footprint of shed should not exceed 8'x12'.

HEIGHT: Cannot be higher than 8' from ground to roof peak and cannot extend more than 2' above a 6' fence.

ROOF MATERIAL: Must be architectural shingles and match the color of the house roof or one of the ARC approved roof colors.

SHED MATERIAL: Side walls must be plywood, T1-11 composite wood siding or LP SmartSide engineered wood

siding painted the same color as the house. (No plastic or aluminum material).

LOCATION OF SHED: must be in rear yard and enclosed within a 6' wood or PVC fence. Sheds are NOT allowed in the side yard or front yard of any house. Sheds are NOT allowed on any lake lots. Sheds shall NOT encroach on any easement.

GOVERNMENTAL REQUIREMENTS: City of Port Orange permit must be obtained for any shed. All shed installations must meet City of Port Orange building codes (which includes state and national hurricane standards).