

**Johns Creek Property Owners Association, Inc.**

**Subject:** Storage Sheds

The Johns Creek Property Owners Association, Inc. (POA) Board of Directors has discussed and hereby adopts the following guidelines relating to the placement of storage sheds on lots within Johns Creek:

**Applicable Covenants:** This guideline is pursuant to Section 9.3 of the December 23, 2003 Covenants, and Chapter 509 of the Architectural Guidelines, as amended, for Johns Creek.

**Purpose of this Guideline:** To establish size, design, placement and related criteria of sheds installed on lots within Johns Creek, towards maintaining a consistent and pleasing appearance.

**Uses:** Sheds allowed under this guideline may only be used for the storage of the personal property of the lot owner, and may not be used for any business purpose. Their use or existence may not create a nuisance or eyesore.

**Size:** The structure footprint shall not be larger than eight (8) feet by ten (10) feet. Sheds shall be no higher (to their highest point) than eight (8) feet from the ground surface.

**Exterior:** The exterior surfaces, including the roof and sides, must be of a material, style and color that compliments the look of the host house, but in any event may not be constructed of metal of any kind. The roof shall be of the same type material and color of the host house.

**Utility Service:** No utilities of any nature, including electric or water, shall be run to or serve any shed.

**Location:** The POA shall approve the shed location, and may require that it be screened with landscaping and/or fencing. Sheds are not allowed on lots adjoining lakes or on unfenced lots, unless they can be adequately screened, as determined by the POA.

**Discretion of POA:** The POA shall have reasonable discretion in determining compliance under this guideline, including the right to grant exceptions.

**Regulatory Codes:** Notwithstanding these guidelines, the property owner shall be responsible for complying with all zoning and other applicable codes and regulations relating to this subject.

**Effective Date:** This guideline is adopted on March 22, 2007 as a supplement to the applicable Johns Creek Covenants and Architectural Guidelines.