



## SHED POLICY

**ON MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, THE FOLLOWING POLICY AND RULES REGARDING THE INSTALLATION OF SHEDS AT SHAMROCK CO-OPERATIVE HOMES WAS ADOPTED BY THE BOARD OF DIRECTORS:**

<b>Date passed by the Board of Directors:</b>	<b><u>October 7, 1992</u></b>
<b>Amended and passed by the Board of Directors:</b>	<b><u>November 8, 1993</u></b>
<b>Amended and passed by the Board of Directors:</b>	<b><u>November 10, 2014</u></b>
<b>Date confirmed by the Members:</b>	<b><u>November 30, 2014</u></b>
<b>Amended and passed by the Board of Directors:</b>	<b><u>June 20, 2022</u></b>
<b>Amended and passed by the Board of Directors:</b>	<b><u>October 2, 2023</u></b>
<b>Date confirmed by the Members:</b>	<b><u>November 19, 2023</u></b>

The purpose of the Shed Policy is to allow for the installation of sheds in the Co-op and to set standards that will maintain the aesthetic appearance of Co-op property and to allow for entrance to/exit from the unit in case of emergencies.

1. Anyone wanting to install a shed/storage unit shall ask the Office for permission prior to doing the purchase or construction to ensure compliance with this Policy. The construction of the shed/storage unit shall be done within 30 days of approval.
2. Sheds for townhouses shall measure 6' (H) x 4' (W) x 4' (D), maximum. Sheds cannot be higher than the fence height (6 ft).
3. Sheds/storage units for main floor units of the apartment building can measure 8' (H) x 4' (W) x 2'6" (D), maximum.
4. Storage units for apartment balconies shall be 2'6" (D), maximum.
5. Sheds can be made of: resin (vinyl, plastic, high density polyethylene), aluminium, steel or wood. Wooden sheds shall be made of pressure treated wood, 1' x 6' boards. Most resin sheds include flooring. Additional permanent flooring such as cement is not allowed.
6. Sheds/storage units shall be of a colour that blends in with the colours of the immediate surroundings.
7. Sheds/storage units may not extend into nor be placed in the common areas.
8. Sheds/storage units cannot be placed in front of townhouses. They may also be placed in the back of the car ports of accessible units. The shed cannot block access to the back yard of accessible units, nor may the roof be attached to the ceiling of accessible car ports. You must also be able to park a vehicle in your car port.
9. Sheds/storage units may not block windows or doors. The shed/storage unit has to be placed far enough away from the patio door(s)/entrance to a unit that the door/gate can be opened fully.
10. In the case of patios and balconies of the apartment building, the storage unit can only be placed against the side wall. There should be easy access to your unit in case of emergencies.



## Member Handbook - Section III - Policies



11. For townhouses, the shed/storage unit must be set back 1' from the a/c unit and the basement window well.
12. Members are responsible for the cost of constructing and maintaining their shed/storage unit. This includes staining the wooden shed as per the Fence Policy.
13. Anyone installing a shed/storage unit that is not in compliance with this Policy shall remove it or the Co-op will remove it and the cost incurred for doing so must be paid by the Member.
14. The shed/storage unit must be removed when the Member moves out, unless there is a written agreement with another Member or a new Member (copy of the agreement must be given to the Office) taking over responsibility for the shed/storage unit.