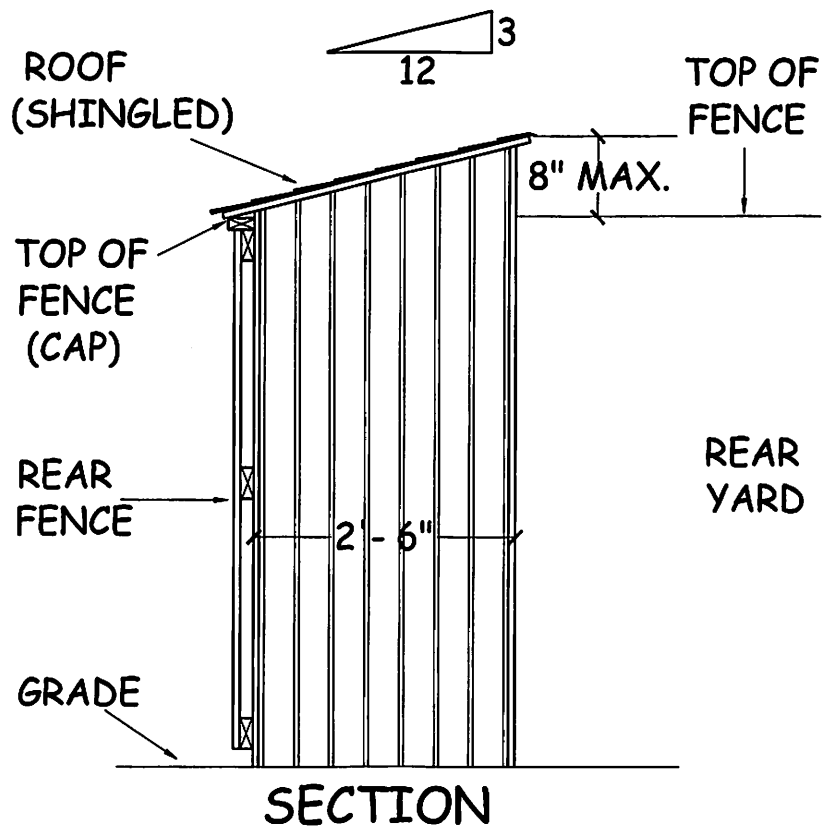


SHED STANDARD
(Townhouse)

- 1) A common shed dimension is 2'-6" in width by 9'-0" in length. Sheds can be attached to Rear Fence or free standing, however the finished product must be identical to diagram below in either case.
- 2) 8" T1-11 material must be used on elevations.
- 3) All exterior surfaces of the shed are to be finished: 1) In the approved *Tudor Brown* color. 2) Natural finished with wood preservative. 3) Matching the approved color of the inside fence, provided visible surfaces above Fence level are finished in the approved *Tudor Brown*. For approved colors, See S/4. Rear exterior wall must be finished in *Tudor Brown*.
- 4) Shed roof must be constructed and shingled in accordance with S/15b (Shed Roof) specifications. The required pitch is 3/12. Drainage onto adjoining unit property is not permitted.
- 5) Shed additions (enlargements) are permitted. Refer to S/15c (Shed Addition) for specifications.
- 6) Plastic or metal sheds are not permitted, if taller than fence cap.



ARCHITECTURAL CONTROL STANDARDS

For
TWIN RIVERS COMMUNITY TRUST
92 Twin Rivers Drive West
East Windsor, NJ 08520

SHED
(TOWNHOUSE)

S
15a

SHED ROOF STANDARD
(Townhouse)

Shed roof must be shingled. Due to the problems attributed to the use of Texture 1-11 panels as original roof sheathing material for sheds throughout the community, the Shed Roof Standard now requires a replacement method more durable than original construction, and considered to be maintenance free.

REPLACEMENT METHOD:

Self-sealing fiberglass/asphalt 3-tab shingles must be installed over required sheathing and roofing felt. The approved manufacturers and colors are as follows:

Tamko "Rustic Redwood"

Owens Corning "Bark Brown"

G A F "Autumn Brown"

Georgia Pacific "Burnt Bark"

IKO "Dual Brown"

INSTALLATION SPECIFICATIONS:

Minimum 240 lbs./maximum 300 lbs. Per square (1 square = 100 square feet). 5/8" exterior CDX plywood attached to roof framing, covered with 15 lb. roofing felt and selected shingles is required. A 3/12 roof pitch is required for roof replacement and new construction (see S/15a, S/15c). Maximum Shed Roof height above Fence cap, regardless of Shed size and layout, is limited to 18". Aluminum or galvanized roofing nails to be used. Sheathing to be placed to extend flush or minimally beyond adjacent Rear Fence cap outside edge (see Section drawing, S/15a, S/15c). Shingles to be straight trimmed to standard 1 1/4" overhang beyond sheathing edge and roof angle, or flush with drip edge. Sheathing edge and underside must be painted to match Rear Fence/Shed where exposed, for protection. Shingles must overlap a minimum of 6" with adjoining (side by side) sheds. It is recommended that adjoining shed roof areas be refinished simultaneously, eliminating overlap. One bundle of shingles is sufficient to cover a standard size shed roof (S/15a). Drainage onto adjoining unit property is not permitted.

ARCHITECTURAL CONTROL STANDARDS

For
TWIN RIVERS COMMUNITY TRUST
92 Twin Rivers Drive West
East Windsor, NJ 08520

**SHED
ROOF
(TOWNHOUSE)**

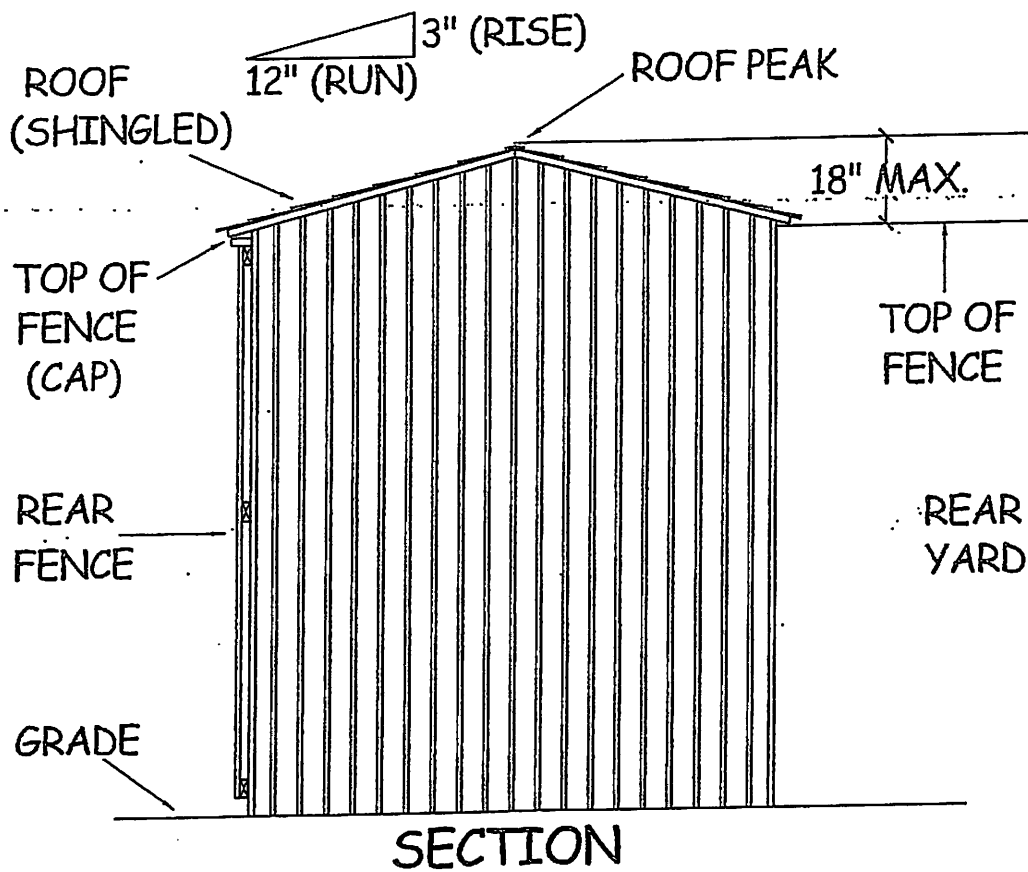
**S
15b**

SHED ADDITION STANDARD
(Townhouse)

1) Shed additions (enlargements) are to be constructed in accordance with style and color specifications detailed in S/15a; and must meet uniform construction standards.

3) The enlarged Shed must be attached to the Rear Fence. Maximum size (area) permitted is 90 square feet.

3) Shed Roof must be constructed and shingled in accordance with S/15b (Shed Roof) specifications. The required Roof pitch is 3/12 (Ratio: 3" vertical rise per 12" of horizontal run). Roof peak may not exceed 18" above fence height. Profile of Roof slope must reverse at maximum height (18"). Drainage onto adjoining unit property is not permitted.



ARCHITECTURAL CONTROL STANDARDS

For
TWIN RIVERS COMMUNITY TRUST
 92 Twin Rivers Drive West
 East Windsor, NJ 08520

**SHED
 ADDITION**

**S
 15c**

SHED STANDARD
(Detached Units)

Requests for Shed construction or installation will be reviewed on a case by case basis, with approval based on location and style. Sheds must meet uniform construction standards, and must be supported above grade. Maximum dimension is 100 square feet. Minimum roof pitch is 3/12.

A copy of the property *Plot Plan*, with the location of the proposed structure included (in scale), is required to be submitted to the Trust with the *Request for Exterior Work Form*. Also include information pertaining to dimensions, construction type / style, color, siding and roofing (siding and roofing materials installed on custom sheds must match that of the residence.)

ARCHITECTURAL CONTROL STANDARDS

For

TWIN RIVERS COMMUNITY TRUST
92 Twin Rivers Drive West
East Windsor, NJ 08520

SHED
(DETACHED)

S
15d