

Hacienda Carmel – Architectural Rules for Condominium Owners

POLICY FOR PATIO SHEDS

1. Patio sheds constructed, remodeled or installed prior to April 1, 2019 shall be exempt from the following requirements contained in this list of proposed rules. Thereafter, new patio shed construction, remodeling of an existing patio shed, or placement of a pre-fabricated shed shall be subject to the approval process currently in place at that time.
2. Patio sheds may be free-standing, constructed as an extension of an existing shed, or attached to the existing building. Sheds of any type may not be attached to the fence.
3. The purpose of patio sheds shall be to accommodate appliances such as water heaters or approved laundry machine hook-ups (with proper ventilation and drainage), and/or storage of personal items, and shall not be for the purpose of providing any additional living space.
4. Patio sheds shall be no taller than the surrounding patio fence except when the shed roof line is incorporated into the existing roof line sloping down to the fence height. (maximum 7 ft.)
5. The exterior siding and roofing materials on constructed sheds or existing shed extensions shall conform with approved Hacienda building materials and colors. Pre-fabricated sheds shall substantially conform with approved Hacienda building colors.
6. When feasible, patio shed design may include a standard height door (6'-8"), a window and/or skylight. Window size shall not exceed 3' x 2' and skylight size shall not exceed 2' x 2'.
7. The surface on which the shed is located as well as the shed roof shall incorporate the proper slope to ensure drainage flows away from the unit as well as any neighboring patio.
8. Newly constructed patio sheds or an extension of an existing patio shed shall be limited to a maximum size as follows, exclusive of sheds originally constructed by the developer:
 - Studio unit – 60 sq. ft.
 - One bedroom/one bathroom – 72 sq. ft.
 - Two bedroom/one bathroom – 80 sq. ft.
 - Two bedroom/two bathroom – 80 sq. ft.
 - King unit – 80 sq. ft.
9. Requests for approval for construction of a new shed, extension of an existing shed, or placement of a pre-fabricated shed shall include scale drawing(s) showing the size and location of the shed within the existing patio space.