



TELLICO HARBOR PROPERTY OWNERS' ASSOCIATION
2000 Cherokee Dr.
Maryville, TN 37801

TELLICO HARBOR OUTBUILDING/STORAGE SHED
GUIDELINES
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1. The THPOA prefers no outbuildings/storage sheds be installed. However, outbuildings/storage sheds will be considered by the ACC on a **case by case** basis. Application to the ACC must be made in accordance with Article VIII of the Covenants.
2. The ACC must approve the design, materials and location of all outbuildings/storage sheds prior to commencement of installation. Use the "Application For Building Permit" found on the neighborhood web site, tellicoharbor.org. Submit the application to the A.C.C., 2000 Cherokee Dr, Maryville, TN 37801
3. General considerations for approval by the A.C.C. will include harmony of external design and color, effect on sight line of other lots, location in relation to surrounding structures and topography, and compliance with the Protective Covenants of the association and these guidelines.
4. The outbuilding/storage shed must be constructed in harmony with the home relative to external design, materials and color. Size, materials and color must be specified on the application and a sample of the exterior product and color are to be provided to the ACC.
5. Outbuildings/storage sheds constructed of metal or PVC will NOT be approved.
6. Storage sheds shall not exceed 10 ft wide by 12 ft long and 12 ft high above the ground at the highest point of the roof.
7. The outbuilding/storage shed must be located in the rear yard and be directly behind the house with no extension into the side yard.
8. Location of the outbuilding/storage shed must observe all setback requirements, generally 20' from the rear property line and 10' from side property line. Structure must be setback 20' from any common property.
9. Application must include a foundation plan which includes materials, i.e., concrete, cement blocks, etc.

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GUIDELINES CONTINUED**

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10. Application must include a plat drawing showing outbuilding/storage shed location on the lot, distance from house, lot lines and setbacks. The POA prefers this to be drawn by a professional surveying company.
11. Application must include a picture (or artist rendering) of the outbuilding/storage shed.
12. The applicant must obtain and include in the application written approval for the outbuilding/storage shed from the adjacent sides and rear lot owners.
13. Application must include explanation of reason for need to install an outbuildings/storage sheds.
14. Application must include landscape plan for plantings around the shed to camouflage it as much as possible.
15. Outbuildings/storage sheds on corner lots must be installed on the side of the rear of the lot away from the street due to visibility from the street.
16. Application must also include a project time line not to exceed 30 days and an estimated completion date for the project.
17. Applicant must notify the ACC when work is complete so a final inspection can be performed to verify compliance with these guidelines.