

Heather Ridge Homeowners' Association of Normal, Inc.

300 Greenbriar Dr., PMB #34

Normal, IL 61761-2278

Dear Heather Ridge Homeowner,

You've expressed interest in putting a shed, or other detached structure, on your property. Sheds and other detached structures are forbidden without the Association's consent. Please submit your plan to the board of directors, either by e-mailing it to us at hrhoabod@gmail.com, or by mailing it to us at the address above.

Your plan needs to give the board a good idea of what you're proposing. Include a sketch showing dimensions of the shed and its location on your property. The degree to which the structure's placement conceals it from public view will weigh heavily on the board's decision. Accordingly, lakefront properties are unlikely to receive approval.

The description should make it clear that the guidelines below are being met. If the shed is prefabricated or commercially available, send a picture or a link.

The Association reserves the right to approve or deny requests on a case by case basis. To improve the likelihood of approval, your shed should:

- a. Be newly constructed.
- b. Conform to all applicable local codes and ordinances.
- c. Match the general appearance of the residence.
- d. Be finished with new materials otherwise permitted for a residence.
- e. Have no entryway wider than 6' across.
- f. Be anchored to the ground, preventing movement, intentional or otherwise.
- g. Not be used as a garage for any automobile or truck.

If your proposal is approved, you will assume an obligation to repair or rebuild your detached structure as though it were a part of your residence, except that the complete removal of the detached structure will also satisfy the obligation to repair or rebuild. (In other words, if it gets damaged or worn to the point of becoming an eyesore, you'll need to repair it or remove it.)



Edwin L. Chandler II
President