

# Leslie Farms Owners Association

## Guidelines for the Construction or Modification of Sheds and Fences

### Shed Regulations:

1. Sheds are permitted in the community, per the second amendment to the Leslie Farms Owners Association Declaration. Sheds may be constructed, with Board approval, in the rear of the Owner's property, but not on the front or side. Sheds will only be approved for construction within the home's setback lines, entirely in the rear yard.
2. The building of storage barns/sheds shall not exceed 160 sq. ft. in size and wall height should not exceed eight (8) feet. Total construction shall be erected with a wood frame.
3. The exterior may be constructed with wood or vinyl siding and the roof should be shingled. The siding of the shed should complement the home and be neutral in color.
4. Under no circumstances shall steel or other metal exterior or roof be approved.
5. No more than one (1) accessory building (shed) may be constructed on any lot, unit or home within Leslie Farms Owners Association. The accessory building shall not, under any circumstances, be used as a living space.
6. The shed must conform to Connoquenessing Borough Code. A building permit may be required.
7. The Association may enforce the maintenance and upkeep of the shed, if the shed appears unmaintained or neglected.

### Fence Regulations:

1. No fences shall be permitted in the front of a home.
2. All fences permitted on the property shall be sturdy construction of treated wood, vinyl, composite material, or approved black metal construction. No chain-link (coated or non-coated), mesh or basket weave fencing may be installed. Height restrictions are six (6) feet for wooden fences and four (4) feet for metal fences. In addition, the finished side of the fence shall face outward.
3. It is strictly prohibited to erect wire mesh or chicken wire fences, except on a temporary basis around a garden, provided the fence does not exceed two (2) feet in height.
4. Fencing may be installed along property lines, with the neighboring Owner's consent. Owners may organize to share fences or "tie in" to an Owner's existing fence. Shared-wall fences must be of the same material, height, and specification in entirety.
5. The fence installation must comply with Connoquenessing Borough Code. A building permit may be required.
6. The Association may enforce the maintenance and upkeep of the fence, if the fence appears unmaintained or neglected.

Implementation:

Submission of an Alteration Request Form is required prior to construction of sheds and fences, so that the scope of work and plans are reviewed by the Board of Directors. The purpose of this practice is to ensure compliance with the guidelines and to protect the Owner's investment.

Sheds and fences constructed prior to the development of these guidelines will be "grandfathered" and considered compliant until the sale of the home. Upon the transfer of the property to a new Owner, the shed or fence will have to be modified to be in compliance with these guidelines.