

**GUIDANCE FOR ALTERNATIVE STANDARD DESIGN  
FOR  
FISHERMANS COVE ROOF SHEDS**

**August 15, 2017**

Fishermans Cove Condominium Association (Association) has long had a standard requiring that any roof for Service Courts (*i.e.*, sheds) not be visible above the walls of the Service Court. The Association Board of Directors (Board) is revising that policy to reflect newer designs and materials.

In the future, the Board will approve roof designs in which roofs sit on the outer walls of a Service Unit, and will do so for two reasons. First, this configuration can help Unit Owners protect the contents stored in the Service Courts, including HVAC systems, from inclement weather. Second, this configuration can help protect the outer walls of service courts, which are the Association's responsibility under the Declaration of Condominium.

However, to protect the architectural integrity of Fishermans Cove, the Board provides the following guidance on acceptable design specifications for Service Court roofs. Thus, in the future, Service Court roofs either must not be visible above the outer walls of a Service Court (as previously specified) or may be constructed to rest on the outer walls of a Service Court only if:

1. Prior approval from the Association Board is obtained.
2. The roof adheres to the following guidelines:
  - a. The roof is flat and the pitch of the roof is no more than 3 inches from front to back and,
  - b. The highest part of the roof sits closest to the outer wall of the Unit Owner's unit.
3. The entire roof structure (riser pan) sits no higher than 3 inches above the **original top height** of the Service Unit's outer walls.
4. The roof may overhang any Service Court outer wall by approximately 2 inches, but no more than 3 inches (this allows for variations in shed dimensions).
5. The roof is constructed with .024 aluminum.
6. The sides of the roof are painted the same color as the Service Unit's outer walls.
7. The Service Unit roof may provide an opening no less than 3 feet x 3 feet above the HVAC unit to allow for ventilation. This opening may have a screened panel to minimize debris falling into the Service Unit.

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