

Silverleaf Homeowners Association

Outbuilding Requirements

Document Scope: The purpose of this document is to provide information for homeowner to source outbuildings/sheds that will allow approval by the Architectural Review Committee upon submission of the ARC request. The structure needs to conform from an architectural perspective (appearance) and meet building codes (structural requirements) of South Carolina and Greenville County.

1. The maximum size of the outbuilding should be no more than 12ft X 12ft with the maximum height measured from grade to peak of roof of the outbuilding no more than 10 ft. If the building is to be placed on a sloped grade, the height is to be measure from the highest point of the grade.
2. The base pad should be on concrete footings and anchored or a poured concrete base so the size and weight of the building can be maintained. Gravel flooring would be considered acceptable if proper anchored fastening points are provided. Follow South Carolina Building Code chapter 16 for requirements. Proof of engineering best practices needs to be supplied in the ARC request.
3. The types of construction materials permitted are wood or steel frame and can include vinyl or wood siding. If wood siding is to be used, it must be finished and not in the raw state. Metal siding is acceptable if the coating provides an appearance compatible with surrounding architecture. No plastic buildings will be accepted. The appearance of the building should reflect a residential appearance and not industrial.
4. The roof should be constructed with asphalt shingles. No metal or plastic roof accepted. Per South Carolina code, rain runoff from the building should be contained in the owner lot.
5. Electrical power will be allowed with a building permit submitted to the county. No plumbing will be accepted. All electrical wiring will be placed underground. It is in the owners best interest to use a licensed electrical contractor to provide this work.
6. The placement of the outbuilding shall be at least 5 feet from the property line in all directions and must be In accordance with the guidelines of the fence rules which describe placement behind the back corner of the house. A sketch of the lot showing major entities, distances and placement need to be included in the ARC Request.
7. The building must match the aesthetics of the neighborhood and be maintained in the highest standards or the board can request its removal at the owner's expense.
8. The board can request a 10 year site visit to examine the structure and maintenance of the building.



Silverleaf Architectural Request Form

Name: _____ Lot Number: _____

Address: _____ Contact Phone #: _____

Date: _____

Brief description and nature of proposed addition/modification:

Have any necessary building permits been applied for? _____

If so, please provide information: _____

Please submit plans, documents and if required engineering report with email.

Submit completed form to board@silverleafgreer.com

For Architectural Committee Use Only

Date Received:

Approval/Denied:

Comments: