

To: All Homeowners in Arrowhead Estates Subdivision

Re: What is Required for a Shed or Storage Unit to be installed on your property ?

1. Plan ahead ! All types of sheds must have zoning approval, permits and field inspections by the Lake County Building Services Division prior to and during installation on your property. Before contacting the county for your permit, you should first contact the Arrowhead Estates Architectural Review Board ( ARB ) to determine the type of shed(s) allowable within our community, and to obtain an ARB application. Not all types of sheds are permissible in accordance with the Declarations, Covenants and Restrictions for Arrowhead Estates. By submitting an ARB application before purchasing your shed, you will be advised as to the construction type, size restrictions, colors and other characteristics of the building which are required in order for it to comply with the community standards. Please allow yourself at least 30 days in advance of your purchase to obtain the necessary approvals from the ARB and the County.
2. All types of sheds require readable construction drawings and site plans, drawn to scale when submitting for ARB approval and the Lake County Building Division permit. Two copies of these drawings/plans must be submitted to the ARB. The site plan shall indicate all the existing structures, the proposed new work and provide all the necessary dimensions ( widths, lengths, setbacks from property lines, etc. ). There is no charge for your ARB review, but there will probably be a small permit fee by the County. If you are purchasing a prefabricated shed, the supplier should furnish you with a set of engineered plans for your particular model. All shed drawings must be readable and be signed and sealed by a Florida licensed engineer or architect, and include all dimensions and specifications.
3. All sheds must be anchored to the ground by a fastening method approved by the Lake County Building Division, in order to resist the uplift from hurricane force winds. All sheds installed in Arrowhead Estates must meet the Florida Building Code wind load requirements for Lake County (110 mph) . Drawings furnished by your shed supplier usually do include the calculations and a statement to this effect.
4. Failure to submit your application for shed installation, or to comply with any of the requirements included here may result in penalties and assessments (and possible removal of the shed at homeowner's expense) by the Homeowners' Association of Arrowhead Estates and/or the Lake County Building Services Division.
5. Be Advised! These requirements are retroactive. If any homeowner has a shed installed on their property which was not previously approved by the ARB and/or the Lake County Building Division, you should be aware that it will still be subject to approval or possible sanctions by the ARB and the County. Unless you have written documentation of prior approval, you should contact the ARB for information on obtaining retroactive approval. You should also be aware that the Homeowners' Association and the ARB may conduct a survey of properties to determine if existing sheds have been properly approved by the ARB and permitted by the County.
6. Think before you act. If you are in doubt or have any questions regarding the proper procedure for obtaining necessary reviews and approvals, please contact your Homeowners' Association through Coldwell Banker, Attn. Ramona Leccese, Property Manager at (407) 571-5192. Should you wish to contact her via email, her address is: [Ramona.Leccese@nrtinc.com](mailto:Ramona.Leccese@nrtinc.com). You may also contact your ARB members as listed below. Remember, we are here to help you through this process, not to hinder you. Our interests are the same as yours...to maintain the appearance of our community in keeping with the standards that we have all agreed to uphold as homeowners in beautiful Arrowhead Estates. Help us to help you in that endeavor.

Sincerely,  
The Architectural Review Board - ARROWHEAD ESTATES

Cal Moore (407) 654-4019, [calamazoo1012@aol.com](mailto:calamazoo1012@aol.com)  
Elizabeth Schneider (407) 654-6384, [lchasewishing@aol.com](mailto:lchasewishing@aol.com)  
Don Hughes (407) 656-4722, [don.hughes@mindspring.com](mailto:don.hughes@mindspring.com)  
Lake County Department of Growth Management, Building Services Division  
Tavares Phone: (352) 343-9653  
Clermont Phone: (352) 394-5967