

**River Oaks Association**  
**Outside Storage Building Approval Worksheet**  
 (Phase 5 covenants do not allow for outside storage buildings.)  
 Revised 10/25/21

**Plan Submission** – A picture or artist’s rendition of the outside storage building must be submitted to the River Oaks Association Trustee President along with a drawing that includes the dimensions of the lot it will be placed on and the outside storage building’s dimensions and location on the lot. (May be drawn on graph paper.) Note: The City of Heath’s ordinance 1151.13 requires a minimum setback for accessory buildings of 6’ from lot lines in an R District.

1. **Initial Plan Review** – The Plan Review and Compliance Committee (PR&CC) will recommend approval or reject the completed submission. If the committee recommends that it be approved, it will pass to the trustees for their review and approval or rejection. If rejected, the plans will be returned to the submitter explaining the reason for the rejection.
2. **Trustee Review** - If approved by the PR&CC and trustees, the submitter will receive an approved copy with the signature of one of the trustees. If rejected, the plans will be returned to the submitter (no more than 10 days from the date a **complete set of plans** was delivered to the Trustee President) explaining the reason for the rejection.
3. **Installation** - Property owners will have **60** days to complete the construction as approved or approval will be considered rescinded and any partial construction removed from the lot.

**Outside Storage Building Checklist**

\_\_\_\_ Contact information: Name \_\_\_\_\_ Mailing Address \_\_\_\_\_  
 Lot # \_\_\_\_ Phase # \_\_\_\_ Phone # \_\_\_\_\_, E-mail \_\_\_\_\_  
 \_\_\_\_ Manufacturer \_\_\_\_\_, Style \_\_\_\_\_  
 \_\_\_\_ Roof pitch (A minimum of 5/12) \_\_\_\_\_ Shingles (Must match existing on house)  
 \_\_\_\_ Color - same color as house or a complementary color  
 \_\_\_\_ Materials – (Suitable for outside application)  
 \_\_\_\_ Outside storage building will be \_\_\_\_’ x \_\_\_\_’ (Should be proportionate to house)  
 \_\_\_\_ Skirt will be installed to match color of outside storage building.  
 \_\_\_\_ Direction of water runoff if drainage is affected

Notes:

- Lot pins must be identified before approval can be given.
- Have you called Oups at 1-800-362-2764 to check for underground utilities?
- Screening/landscaping may be a condition of approval. If Screening is determined to be needed by committee or trustees, it must be installed before installation is considered complete.
- Property owner is responsible for contacting the Licking County Building Code Department and the City of Heath Building & Zoning Department to obtain any and all permits necessary for the construction of the submitted project. All drawings and information submitted for the permitting process shall be included as part of the submittal to the River Oaks PR&CC.

Owner’s Signature: \_\_\_\_\_  
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**Date Received:** \_\_\_\_\_ **By:** \_\_\_\_\_  
 Trustee

\_\_\_\_\_  
 PR&CC Recommend Approval/Rejection Date

\_\_\_\_\_  
 Trustee Approve/Reject Date