

WINFIELD MUTUAL HOUSING CORPORATION
WINFIELD PARK, NEW JERSEY

SHED AGREEMENT

MEMBER: _____ **ADDRESS:** _____

The undersigned member(s) acknowledge and agree to erect and maintain a shed having the following dimensions **LONG:** _____ **WIDE:** _____ **HIGH:** _____ at their expense, in strict compliance with the rules and regulations governing erection and use of storage sheds. Additionally, the undersigned agrees to secure a **BUILDING PERMIT** from the Township Office **PRIOR** to erecting a shed greater than 10' x 10' (100 ≠)

1. **BUILDING CODE:** All construction shall conform to the requirements of the manufacturers assembly instructions, as the same may be amended from time to time.
2. **CALL BEFORE YOU DIG:** Before using a post-hole digger, or any type of excavation tool, **call 1-800-272-1000** to report the location of your shed. You will receive a **DIG NUMBER** and utility companies will mark the location of any pipes, cables or lines in the area.
3. **PLAN APPROVAL:** The Property Manager or his designee shall determine location of each shed on a case by case basis. **THERE IS A LIMIT OF ONE (1) SHED PER DWELLING. NO SHED SHALL BE ERECTED IN THE FRONT OF THE BUILDING,** nor shall any shed exceed the following outside dimensions: **FOURTEEN (14) FEET LONG ; TEN (10) FEET WIDE AND NO SHED SHALL BE HIGHER THAN 9-1/2 FEET HIGH FROM THE CONCRETE SLAB TO PEAK OF ROOF.** All sheds to be placed at the end of the back yard and free standing.
4. **PLANS AND SPECIFICATIONS:** The attached plans and specifications are hereby made a part of this Agreement detailing size, design, framing, and location.
5. **TYPE:** A **metal** shed shall be commercially manufactured and maintained rust free. A **wooden** shed shall have asphalt roofing shingles and painted or sided to match the dwelling. **All sheds shall have a door installed in the access opening that closes completely.**
6. **BASE:** A shed shall be erected on a level concrete slab having a minimum thickness of four (4") inches. Furthermore, the shed shall be secured with proper anchors, with no open space between the shed and the concrete slab.
7. **STANDARD:** Workmanship shall be first-class: the structure square and plumb, kept in good repair, and restored to its original standard upon request of the Corporation.
8. **COMPLETION:** The shed shall be completed no later than four (4) weeks after commencement of the project. The commencement must start within thirty (30) days of approval. Upon completion, member shall provide to the Property Manager written assurances that all permitting requirements under N.J.A.C. 5:23 Uniform Construction Code have been completed, or where N.J.A.C. 5:23 do not apply, acceptance by the Property Manager or his representative shall be required.
9. **INDEMNITY:** The undersigned member agrees to adequately insure the shed and to indemnify, defend and save the Corporation harmless from any and all liability, loss or damage the Corporation may suffer as a result of any claims arising out or in any way connected with the construction or use of the shed.
10. **COMPLIANCE:** In the event the member fails to comply with any of the foregoing provisions, within ten (10) days of being notified, the Uniform Penalty for Non Compliance will be assessed.
11. **WORK COMPLETION:** All work must be completed in a workmanlike manner that is satisfactory to the Corporation. Thereafter, all alterations indicated above must be properly controlled and maintained by the member to the satisfaction of the Corporation. The cost of all necessary maintenance as determined by the Corporation is to be paid by the member. The member is solely responsible for the control, inspection and maintenance of all alterations. Upon termination of the member's contract all alterations must be returned to its original condition if at that time the alterations are not approved by the Corporation. If the alterations must be returned to their original condition all costs are the responsibility of the member.

DATED _____

(MEMBER)

APPROVAL DATE: _____

COMPLETION DATE: _____

APPROVED BY _____
MGR FOR WINFIELD MUTUAL HOUSING CORPORATION

INSPECTION DATE _____

PRESIDENT/VICE PRES. BOARD OF TRUSTEES

INSPECTED BY _____

BOARD MEMBER