

Proposed changes to the HOA Covenants: 8.5.15.

67% of owners approval needed.

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Section 8.5.15 is hereby deleted and the following is inserted in its place:

8.5.15 Sheds may only be erected and placed on a Lot meeting the following guidelines and locations:

- (a) Under a Deck – Shed must be completely enclosed, attached to the home and match the existing siding and shingles of the home.
- (b) Behind the 3<sup>rd</sup> stall of the garage – Shed must be completely enclosed, attached to the home, match the existing siding and shingles of the home and cannot extend past the rear corner of the home or exterior wall of the 3<sup>rd</sup> stall.
- (c) Detached – Shed must be completely enclosed, match the existing siding and shingles of the home, cannot exceed 200 square feet, limited to one detached shed per lot, must be behind the rear of the home, minimum of 10 feet from the home, shed set back from property line shall be a minimum of 3 feet from side property line & 6 feet from rear property line (The Board may apply some discretion involving set back minimums on a case by case basis), shed construction must meet or exceed the City building permit requirements.
- (d) All sheds meeting these location requirements must also meet all other guidelines of the houses, including but not limited to the shingles, siding, color and style.
- (e) Plans must be submitted to the Board for approval prior to placing on the Lot, as well as to the City to obtain the proper permits.