

Dear Cabin Branch Forest Homeowner:

We are writing to all homeowners to solicit your vote on a proposal that has been brought forward by several residents of the Cabin Branch Forrest community. We ask that you **please take a few minutes** to read the enclosed material, discuss the information with homeowners residing at your address, and offer a response. The proposed change is a significant one that has the potential to impact every property in our community into the future. Ideally, we would like to have responses from all homeowners by **11/1/2022**.

**Background:**

Prior to 2012, sheds were specifically prohibited in our bylaws as part of the temporary structures language. In 2012, as part of an update to the language in the bylaws, the word "shed" was removed to potentially allow for permanent structures such as a detached garage. While no longer explicitly stated in the temporary structures section, the board believes stand-alone sheds are implied as prohibited in the bylaws. This has been the Board's interpretation since the creation of the neighborhood. This proposal requests a change to this interpretation, which can be made if there is a vast majority of homeowner support.

To allow sheds in our community, the Board requires a two-thirds (2/3) majority of the homeowners in the neighborhood to support the change, and write this into the Community's protective covenants. Some homeowners will be impacted more than others based on the location of their property, with the biggest impact on the interior lots that border other homes. There is a possibility, that a homeowner who does not support this change could potentially end up with five structures within a few feet of their property line. Therefore, we are requiring this 2/3 majority threshold to adopt the change.

**Pros and cons:**

There are a variety of benefits to the homeowner that have been expressed by members of the community:

- Additional storage to free up garage space
- Ability to store chemicals and flammables outside of the home
- Potential to house vehicles in the garage
- Storage of seasonal items

There are several concerns with making this change that have been expressed by members of the community:

- Site line obstruction with additional structures on lots
- Crowding of relatively small 1/3 acre lots with additional structures
- Homeowners not properly maintaining structures putting enforcement responsibility on the ARC
- Tree and foliage removal from lots to accommodate structures
- Additional storm water run off

Response:

As this would be a permanent change to our neighborhood, we ask that each home take time to discuss the pros and cons and come to a decision. We have attached a copy of the proposal, along with a voting survey, and self-addressed stamped envelope. Our goal would be to get a response from all homeowners, either for the proposal, against the proposal, or an abstention **BY 11/1/2022** (with knowledge that an abstention would effectively act as a vote against the proposal). Each owner of the property will need to sign the attached survey form for their vote to count, and return it in the provided envelope. Should the Board receive a 2/3 majority response in favor of the proposal to allow sheds, we will incorporate the language from the attached proposal into the Community's protective covenants.

Thank you for taking the time to read this letter and taking a few minutes to offer a response.

Sincerely,

Cabin Branch Board of Directors

board@cabinbranchforest.com