

Shadow Creek ESTATES HOMEOWNERS ASSOCIATION

Policy Resolution #3 Regarding the Installation of Outbuildings

WHEREAS, Article 5 Section 5.1 of the Declaration of the Shadow Creek Estates Homeowners Association (“Association”) provides for Architectural Control and stipulates that detailed responsibilities may be further defined by the Board of Directors.

WHEREAS, Article 5, Section 5.2 (i) of the Declaration of the Association provides that the Board of Directors have authority to approve the installation of outbuildings, sheds, and similar.

WHEREAS, it has been noted that there is a direct need to specify the installation of outbuildings further on Lots throughout the Association within the standards generally prevailing at the Shadow Creek Estates Community.

WHEREAS, The Board of Directors wishes to expand upon Article 5, Section 5.1 (i) to include specific terms regarding outbuildings.

THEREFORE, BE IT RESOLVED that the following procedure shall be followed regarding current and new installation of sheds within the Shadow Creek Estates Community.

- 1) Outbuilding shall mean shed, pool house, or similar structure that is separate from the living unit located on any lot within the Shadow Creek Estates Community.
- 2) The installation of an outbuilding, shed, or similar structure must be approved by the Board of Directors prior to installation.
- 3) The application must clearly show the layout of the outbuilding in comparison to the home on the plot plan and attached to the alteration form.
- 4) All materials used on the outbuilding shall be similar and matching the residential dwelling structure located on the lot.
- 5) Outbuildings shall not exceed 12 foot in width, 16 foot in length, and 13 foot in height.
- 6) Outbuildings must be installed in the far rear of the home within the lot line boundaries preferably not visible from the street.
- 7) The front of the outbuilding must face the same direction as the front of the house. .
- 8) Failure to apply for the proper approval or size requirements will result in fines, penalties, filling, fees, reasonable attorney’s fees, and all other costs associated with the violation.

Adopted this ____ day of April , 2015 _____

President

Secretary