

Lakeland Village Homeowners Association, Inc.

Resolution No. (tbd)
Shed Guidelines

WHEREAS, Article VII, Section 7.10 of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) authorizes the Association to enforce the covenants contained in the Declaration;

WHEREAS, Article III, Section 3.3 (f) of the Association Bylaws establishes that the Board of Directors (Board) is responsible to enforce the provisions of the declaration, including architectural control standards of the Lakeland Village Community;

WHEREAS, Article IV, Section 4.03 of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) authorizes the Association to regulate building structures other than the main building in the subdivision.

WHEREAS, the Board has is now establishing a procedure to better define shed guidelines in the subdivision.

BE IT RESOLVED THAT, to maintain shed building structure appearance consistency and value

One "storage structure ' (shed) is allowed on the homeowner's lot not to exceed 120 square feet (e.g., 10' x 12')*

The shed design shall be of similar or compatible design and construction as the main residence*

- same siding and roofing materials, same colors
- no metal building materials are allowed

The shed will be placed upon a concrete foundation, like the main structure. It is recommended this foundation be a concrete slab or solid concrete wall, but concrete blocks are permissible if they are sunk in the ground and mostly unseen.

Placement of shed must not be within the Garden City lot line setback restrictions - 5 feet from any lot line. A shed is often best located next to the main structure, but even then, it cannot extend into the 5 foot setback area along a lot line.

*** some wording excerpted from CCRs, Section 4.03 USE OF LOTS**

The Architectural Control Committee will consider exceptions to these guidelines if an owner can reasonably prove that an alternative proposal is in the best interest of the Lakeland Village community (and particularly surrounding neighbors).

The undersigned certifies that each is a duly elected Director of the Corporation, and that the above is a true and correct representation of the desires of the Lakeland Village Homeowners Association Board of

Directors, and that (specific Board Members)) cast his/her vote on the (DATE), when said Resolution was adopted.

Subscribed and attested to by Martin Hambalek

President of the Lakeland Village Homeowners Association

02/01/2022

Date