

STONEWALL MANOR HOMEOWNERS ASSOCIATION

POLICY RESOLUTION NO. 2010-01

STORAGE SHED GUIDELINES

WHEREAS, Article VII. Section 1.c of the Association's Bylaws provides in applicable part that the Board of Directors shall exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the Membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration; and

WHEREAS, Article VII. Section 1.a of the Declaration of Covenants, Conditions and Restrictions ("Declaration") provides the Board of Directors ("Board") with the power to adopt and publish and regulations governing the use of the Common Area, and the personal conduct of the Members and their guests thereon; and

WHEREAS, Article IX. Section 2 of the "Declaration", states that the ARC shall serve as an architectural review board and shall review the external design, appearance, and location of the Lots and structures thereon so as to enforce the architectural provisions of this Declaration, enforce the requirements of the recorded subdivision plats, deeds of subdivision and to preserve and enhance values and to maintain a harmonious relationship among structures and the Property; and

WHEREAS, Article IX. Section 6 of the "Declaration" states the Board of Directors has adopted Architectural Guidelines for the Property. The ARC may recommend, from time to time, subject to the approval and adoption of the Board of Directors, reasonable rules and regulations pertaining to its authorized duties and activities and may from time to time issue statements of policy with respect to architectural standards and such other matters; and

WHEREAS, the Board of Directors would like to establish guidelines for the installation of storage sheds, to maintain a neat and attractive appearance,

NOW, THEREFORE, the Board of Directors adopts the following guidelines for storage shed installation, which shall be binding upon all owners and their family members, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess any sort of property interest in a unit within the Association, and which shall supersede previous policy of record or previously adopted rules on the same subject matter.

GUIDELINES The Association requires that the following guidelines be used for installation of storage sheds on any Lot:

1. All storage sheds must conform to current county code. In order to ensure that the location of the proposed sheds conforms to county code, an approved county permit must accompany the ARC application.
2. Metal sheds are prohibited
3. Shed must be painted to match the existing exterior house color

4. Shed must be no larger than 8' x 10' and no taller than 8' in height.

I hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of Stonewall Manor Homeowners Association, this 24 day of August, 2010. This policy shall supersede and replace all previously adopted policies concerning the installation of storage sheds.

This Resolution will become effective immediately.

Stonewall Manor Homeowners Association

By: 

Kevin Washington, President
Board of Directors

CERTIFICATE OF MAILED NOTIFICATION

Hereby certify that a copy of this Resolution was mailed to each Owner of Record at Stonewall Manor Homeowners Association this 10th day of January, 2010.



Victor J. Garner, CA, AIA, AMSR

Community Manager

Cardinal Management Group, Inc.

Agents for Stonewall Manor Homeowners Association