

Architectural Bulletin No. 1

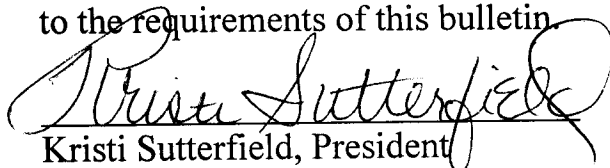
Standards for Construction and Placement Of Storage Sheds

- Whereas: Article 6.01 of the Declaration of Covenants, Conditions and Restrictions for the Wind Ridge Estates I & II Homeowners Association, Inc., provides that an Architectural Control Committee may be appointed by the Board of Directors; and
- Whereas: The Architectural Control Committee (hereinafter referred to as Committee) has the authority under Article 6.03 of the Covenants, Conditions and Restrictions, to require submission of plans for any building, fence, wall, pole, improvement or other structure prior to the construction of or installation of any such improvement; and
- Whereas: Article 6.05 of the Covenants, Conditions and Restrictions provides that the Committee may from time to time publish and promulgate bulletins regarding architectural standards, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of the Declaration and furthermore; and
- Whereas: Article 7.06 prohibits the placing any temporary dwelling, tent, shack, barn, shop...(except for children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn equipment, which may be placed on a Lot only in places which are not visible from any street and provided that the Owner takes reasonable action to screen any such structure from adjoining lots).

Now, Therefore Let It Be Resolved That:

The Committee hereby adopts the following standards for construction and placement of storage sheds contained herein:

This Bulletin will be effective immediately upon its execution and publishing to the membership of the Wind Ridge Estates I & II Homeowners Association. All previously constructed or placed storage sheds will require written approval of the Committee, subject to the requirements of this bulletin.


Kristi Sutterfield, President

10-20-98
Date

Standards of Acceptance

1. Any owner proposing a storage sheds will be required to submit plans and obtain prior written approval of the Committee before commencing construction or placing the shed on a lot. Plans shall include the dimensions, color and site placement location on a lot.
2. Sheds that are visible from the ground level of any neighboring lot, Public Street or common area shall be constructed of brick or wood materials. No metal sheds will be allowed that are visible from a neighboring lot, Public Street or common area.
3. The maximum height of any shed shall not exceed eight (8') feet.
4. The maximum width of any shed shall not exceed ten (10') feet.
5. The roofing material and color shall match the roofing color of the respective home where the shed is placed.
6. Any approved shed shall be kept in good repair, including the replacement of roofing, exterior painting and general repairs.
7. No shed shall be placed on a lot in such a manner, so that it exceeds two (2') feet above any fence line, measured from the highest point on the shed compared to the height of a perimeter fence that reasonably screens the shed from public view.

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Placement, Use and Maintenance Of Basketball Goals

- Whereas: Article 6.01 of the Declaration of Covenants, Conditions and Restrictions for the Wind Ridge Estates I & II Homeowners Association, Inc., provides that an Architectural Control Committee may be appointed by the Board of Directors; and
- Whereas: The Architectural Control Committee (hereinafter referred to as Committee) has the authority under Article 6.03 of the Covenants, Conditions and Restrictions, to require submission of plans for any building, fence, wall, pole, improvement or other structure prior to the construction of or installation of any such improvement; and
- Whereas: Article 6.05 of the Covenants, Conditions and Restrictions provides that the Committee may from time to time publish and promulgate bulletins regarding architectural standards, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of the Declaration and furthermore; and
- Whereas: Article 6.05 allows the Committee to restrict the installation of freestanding sports equipment including basketball goals,

Now, Therefore Let It Be Resolved That:

The Committee hereby adopts the following standards for placement, use and maintenance of portable basketball goals & permanently mounted basketball goals, that replace any and all previously published Bulletins or Architectural Standards related to Basketball Goals.

This Bulletin will be effective immediately upon its execution and publishing to the membership of the Wind Ridge Estates I & II Homeowners Association.


Kristi Sutterfield, President

10-20-98
Date

Standards of Acceptance

1. Basketball goals, (including portable goals) shall be permanently placed for use on the respective homeowners property, no closer than fifteen (15') feet from the front property line and adjacent to the driveway. In the case of a backyard placement, the goal may be placed no closer than fifteen (15') feet from the rear property line.
2. No goal placed in a front driveway shall be placed so that the backboard faces a street.
3. No goal shall be placed on another owner's property, whether for temporary or permanent use, or be located on or adjacent to a Public Street or public sidewalk.
4. Any basketball goal that is installed shall be kept in a stationary upright position (including portable goals).
5. Basketball goals shall be kept in good repair, including the use of a net (with no torn loops) and a backboard that is continuously kept in good repair. The basketball goal pole shall be kept in good condition and routinely painted.
6. Basketball goals may be mounted above the garage of a home.
7. The backboard shall be transparent using either a clear or smoke colored backboard.
8. All basketball goal poles shall be painted black.
9. Portable basketball goals will not require removal from view if kept in good repair and placed in the approved stationary position, the same as a permanent goal would be placed.
10. Portable basketball goals that are removed from the stationary position (for the winter or special occasions) must be completely removed from view.