

AMENDMENT TO DESIGN GUIDELINES
FOR
CANTERBURY LANE HOMEOWNERS ASSOCIATION

Date: October 9, 2005

RE: STORAGE SHED RESTRICTIONS

The purpose of this amendment is to provide the homeowners of Canterbury Lane with a guideline for the addition of storage sheds on a lot. It is our hope that this amendment will clarify as well as inform the homeowners as to what requirements the Architectural Control Committee will employ when approving these types of modifications.

1. The request for the addition of a storage shed must be submitted with a “Modification Request Form” and must be approved by the Architectural Control Committee (ACC) in writing prior to installation. Sheds constructed without approval may be subject to modification to comply with these guidelines or complete removal from the lot.
2. Storage sheds to be “**one story**” in height only. No multi-story buildings will be approved.
3. The size of storage sheds shall be limited to 12ft. wide x 14 ft. long x 12 ft. in height.
4. Storage sheds shall be erected/constructed as “slab on grade” (slab) or if pillars are to be used, no higher than 2 ft. above grade and must be underpinned with approved material. We will allow lattice underpinning as long as plant material is installed to conceal the lattice from view.
5. Storage sheds shall conform to the design, color, roofing, and siding, trim color, etc. of the primary residence. In other words, if your home has vinyl siding, then your storage shed must also have the same style/design/color of vinyl siding as the main residence. The design of the storage sheds shall compliment the architectural aesthetics of the residence as determined in the sole discretion of the ACC.
6. All submittals shall include an explanation of the shed (including pictures), the dimensions of the shed (in feet and inches) and a site plan drawn to a reasonable scale so as to determine the proposed location. The ACC may conduct an “on-site” inspection before an approval can be issued.
7. The location of sheds shall be as to provide minimum visual impact for surrounding neighbors and onlookers. The approval of shed location will be in the sole discretion of the ACC and/or Board of Directors.
8. Storage sheds shall not be used for occupancy.
9. All utilities must be located underground and must meet all county and state codes.
10. Sheds will be limited to one building per lot.

Approval/ Disapproval: As a rule, the ACC will issue their “approval” or “disapproval” based on the information provided and/or collected with an “on-site” inspection (if required). If a homeowner does not submit all the required information necessary to issue a decision, the request will be “disapproved” based on lack of information. We will make a note of what information is required and inform the homeowner to re-submit their request with this additional information included.

Workmanship: Workmanship of the shed will be monitored and shall be of the same quality as the main residence. Sub-standard workmanship will not be allowed. Once the shed has been completed, the ACC and/or the Board of Directors will conduct an inspection to insure that not only that the shed was constructed as it was approved, but that the workmanship is acceptable. Failure to construct the shed in accordance with these rules and restrictions and/or failure to construct the shed as it was approved will constitute a violation to the Design Guidelines.

County and State Codes: All county and state building codes must be adhered to. Canterbury Lane Homeowners Association and its members (including the Board of Directors and the Architectural Control Committee) shall not be held liable for failure to follow these codes and laws even though an approval was issued for the modification.

Time Allowance: The construction/erection of storage sheds shall be completed in a timely manner. Homeowners shall provide the ACC with the estimated time frame in which to complete the shed. While we understand minor delays may occur, prolonged delays create an unsightly condition and will not be allowed.

We feel that these requirements/ restrictions will preserve the architectural aesthetics of the subdivision and therefore we have adopted this amendment on October 9, 2005 and have included it as part of the Design Guidelines for Canterbury Lane Homeowners Association. Please retain this amendment for future use.

Sincerely,

Canterbury Lane
Homeowners Association, Inc
Board of Directors