

**RESOLUTION REGARDING STORAGE SHEDS,
OUTBUILDINGS AND ATTACHED STORAGE UNITS**

Chadwick Estates Homeowners Association, Inc., (the "Association"), by its Board of Directors (the "Board"), at a duly scheduled meeting held on July 21, 2009, with quorum present, resolved as follows:

RECITALS

Whereas, the Board must approve any proposed building, outbuilding or storage shed within Chadwick Estates (the "Subdivision") pursuant to Article I, paragraph 3(m) of the Declaration of Restrictions for the Subdivision (the "Restrictions").

Whereas, the Board has decided to adopt guidelines pertaining to applications for outbuildings and storage sheds within the Subdivision in order to maintain the quality and character of the Subdivision.

RESOLUTION

It is resolved as follows:

1. **Detached Sheds or Outbuildings:** The Board will not approve any free-standing, detached or unattached sheds, outbuildings or structures of any kind in the Subdivision that are intended for storage of any materials, supplies or equipment.
2. **General Guidelines for Attached Storage Units:** Each application for approval of an attached storage unit shall be reviewed on an individual basis, and the guidelines detailed herein are for guidance only. The Board retains the right to approve plans that do not strictly meet the guidelines detailed herein, or disapprove plans that conform to the guidelines detailed herein, based on the unique circumstances of each situation in order to maintain the quality and character of the Subdivision.
3. **Attached Storage Units:** Guidelines for approval of any attached storage unit within the Subdivision are as follows:
 - a. **Plan Submission:** Any homeowner who wishes to construct an attached storage unit on a lot in the Subdivision shall first provide proposed plans to the Board for review. Such plans shall include, at a minimum, the plans and specifications for the construction of such attached storage unit, a site plan showing the location of such attached storage unit, and a description of the proposed construction materials of such unit, including colors and textures.
 - b. **Location** No attached storage unit will be approved in any side or front yard, and must be attached to the back of the home or garage on the lot.

c. Construction Materials: No attached storage unit will be approved unless the materials that comprise the walls and roof of such structure are substantially identical to the materials that comprise the walls and roof of the home immediately adjacent to such proposed structure.

d. Size/Composition: No attached storage unit will be approved unless it reasonably appears to be a component part of the home to which it is attached, and is not unduly large or disproportionate in size or configuration.

e. Code Compliance: Any attached storage unit approved by the Board must comply with all applicable municipal codes. In the event the guidelines detailed herein create a stricter standard than municipal codes, then these guidelines shall control.

4.* **Children's Playhouses and Treehouses**: Children's playhouses and treehouses shall be considered on a case-by-case basis, and will only be considered if the design and construction plans therefor are in good taste, blend in with neighboring homes, and conform to the overall quality and integrity of the Subdivision.

In addition, Children's treehouses and playhouses (whether custom-built or delivered units) will only be considered by the Board if they are:

- a) To be located in the back yard of a residence,
- b) Of a reasonable size and color, and
- c) Approved in writing by all neighboring lotowners whose properties share a common boundary line with the lot on which the proposed treehouse or playhouse is to be located.

Date: July 21, 2009



President



Secretary

*As modified by Board of Directors on May 22, 2012.