

Highpointe Homeowners Association
Board of Trustees

Rule and Regulation 2019-1

Dated: July 9, 2019

(Notice: This Rule and Regulation supersedes all previous Association Board actions and Rules related to this subject.) In the event of an inconsistency or conflict between these Rules and the Association's Covenants, the Covenants shall supersede and apply.

TITLE: PRESERVATION OF THE ENVIRONMENT: Installation, construction, or modification of a shed

PRIMARY RESPONSIBILITY: Architectural Control Committee

REFERENCES:

- a) Amended & Restated Declaration of Covenants Conditions and Restrictions for Highpointe Sections 7.1, 7.2, 8.8, and 8.9.
- b) Rule and Regulation 2008-2: Modification of exterior of existing buildings or structures including paint color and installation or construction of new buildings or structures
- c) Rule and Regulation 2007-3: Roofs
- d) Rule and Regulation 2008-1: Fine Schedule/Right to Hearing
- e) Rule and Regulation 2013-1: After the Fact Application Fee

PURPOSE:

To maintain the appearance of the neighborhood and high property values and to provide for consistent handling of requests for approval of the installation, construction, or modification of sheds.

STANDARDS / PROCEDURE:

1. Any addition or modification of sheds requires approval by the Architectural Control Committee (ACC). This requirement for approval includes, but is not limited to, the following:
 - General architecture must be consistent with house. The shed shall be built from a wood product, no plastic or metal construction will be approved.
 - Siding

- Preferred: siding must match the house, i.e., type, color, style, and orientation of siding
- Alternative: siding does not have to be same as the house, but must be wood and be painted the same color as the house
- Roofs
 - Preferred: must match the house, i.e., materials and color
 - Alternative: roof shall have a composition shingle roof; shingles do not have to be same as the house

Additionally, no sheds may be visible from the street. This restriction applies to all houses. Houses in cul de sacs and on corner lots, however, may not be able to meet this restriction due to placement of the houses. In these cases, sheds shall not be visible from the street directly in front of the house in which they will be used.

The ACC shall consider the following in making a decision to approve the installation or modification of sheds:

- (a) Compatibility with landscape and structural surroundings
 - (b) Aesthetic appeal
 - (c) Consistency with Amended & Restated Declaration of Covenants, Conditions and Restrictions for Highpointe Sections 7.1 and 7.2, 8.8 and 8.9
 - (d)
 - (e) Quality of workmanship and materials
 - (f) Consistency with Rule and Regulation 2007-3: Roofs
 - (g) Such other Covenants, Bylaws, or Rules, as may apply, on a case by case basis
2. Procedures for requesting installation or modification of sheds (Form #7):
- (a) Requests must be submitted in writing. The request must contain:
 - (1) Name of homeowner
 - (2) Contact phone number
 - (3) Lot number
 - (4) Address
 - (5) Description of proposed action including location of proposed modifications or new buildings or structures
 - (6) Construction plans and specifications for any building.
 - (b) Requests should include approval or comments from all adjacent

neighbors whose lots are part of the Highpointe subdivision.

- (c) The request shall be submitted in duplicate. One copy shall be delivered to the Board President and one copy shall be delivered to the Board Secretary.

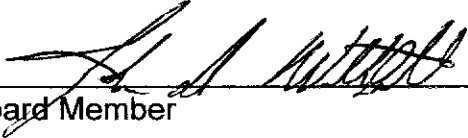
3. Consideration:

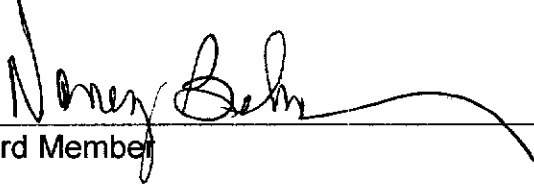
(b) The judgment of the Architectural Control Committee may be appealed to the full Board. The Board's judgment of whether the proposed installation / modification will maintain or enhance the aesthetic appeal of the neighborhood is final.

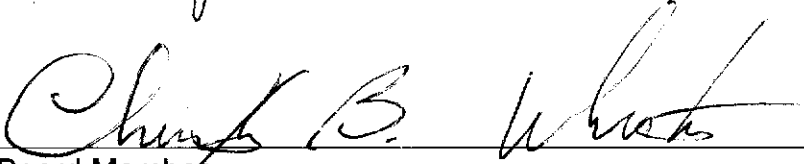
4. FINE:

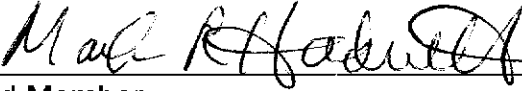
In addition to all available legal remedies for enforcement, violation of this Policy, including non-compliance with conditions imposed by the ACC, will cause a property owner to be subject to fines under Rule and Regulation 2008-1 Fine Schedule/Right to Hearing.

ADOPTED this 9th day of July 2019.


Board Member


Board Member


Board Member


Board Member


Board Member

Board Member

Board Member