

STORAGE SHED GUIDELINES

Article IX, Section 9.1.12 of the Amended and Restated Declaration provides that storage sheds are permitted upon the approval of the Board in accordance with certain guidelines. The Board may promulgate guidelines for the installation of storage sheds, which may be amended from time to time by the Board, and which may only govern the nature, kind, shape, height, materials and location of such sheds. Provided below are the guidelines regarding storage sheds.

1. The storage shed must match the design and color scheme of the residence.
2. The storage shed must comply with Liberty Twp. Zoning Ordinances and the Owner is required to obtain all necessary approvals and permits prior to constructing the shed.
3. The storage shed shall not exceed one hundred fifty (150) square feet.
4. The floor of the storage shed shall not be made of dirt or aggregate.
5. The roof shall be covered with asphalt shingles similar to the residence.
6. Metal sheds and plastic sheds are prohibited.
7. Sheds with wood exteriors are permitted only if they are stained.
8. The shed must have no less than two (2) windows.
9. Sheds must be placed in the rear corner of the Lot as long as the yard grading permits it to be maintained in such location.
10. Vegetation must be planted and maintained on the sides of the shed that is located closest to the property lines of the Lot.
11. Tools and yard care items shall not be left outside of the storage shed.
12. Upon submission of the plans and specifications of the storage shed for approval, the Board or Architectural Committee may promulgate additional guidelines if necessary, to ensure harmony of external design and location.
13. The storage shed must be maintained and repaired as necessary to ensure that it remains in a condition similar to that which it was when it was built so that deterioration of the storage shed does not affect the value of any Lot or erode the harmony of the neighborhood due to lack of maintenance.
 - a. If the members of the Board or Architectural Committee unanimously agree that the storage shed has not been maintained or repaired as necessary, the Board or Architectural Committee shall send a letter to the Lot Owner at the Lot address or any other address as specified by the Owner, specifying the violation or violations and the date by which they must be corrected. Such date must not be less than thirty (30) days from the date of the letter.
 - b. If, after thirty (30) days, the violations have been cured within the discretion of the Board or Architectural Committee, written notice shall be provided to the Owner of his or her compliance.

- c. If, after thirty (30) days the violations have not been cured within the discretion of the Board or Architectural Committee, the Board or Architectural Committee shall send a second letter to the Lot Owner in the same manner as provided above. The letter shall specify that the violation that has not been cured and the Board may assess a fine of fifty (\$50.00) dollars with a recurring five (\$5.00) dollar per day for each day the storage shed continues to be in violation. The fine shall be considered an enforcement assessment and may be enforced as provided in the Declaration. The fine will cease when the Board or Architectural Committee determines that such violation is cured. Notwithstanding the cessation of the recurring five, interest may accrue on any unpaid fines until such time as the fines are paid in full.
- d. Upon receipt of notice of a violation, an Owner must notify the Board or Architectural Committee when the violation has been cured. If the violation is not cured within the discretion of the Board or Architectural Committee, the Board or Architectural Committee must respond within thirty (30) days of receipt of the Owner's notification, stating that the violation is not cured to the satisfaction of the Board or Architectural Committee. If the Board or Architectural Committee fails to respond within thirty (30) days regarding the necessity to further cure the violation, the Owner shall be deemed in compliance.