

**RESOLUTION OF THE BOARD OF DIRECTORS
MEADOW HILLS ESTATES HOMEOWNERS ASSOCIATION
ADOPTING POLICY REGARDING: STORAGE SHEDS**

SUBJECT: Adoption of policies and procedures for reviewing and evaluating Member requests to install or construct storage sheds.

PURPOSE: To adopt policies as guidelines to be used by the Architectural Control Committee (ACC) and the Board as a standard for future storage sheds.

AUTHORITY: The Declaration (Covenants), Article of Incorporation, and Bylaws (Jan. 20, 2011).

EFFECTIVE: March 24, 2016

RESOLUTION: The Board of Directors hereby adopts the following policy and procedures on behalf of the Association regarding storage sheds:

1. Prior to installing or constructing any out building or shed on any property within Meadow Hills Estates, Members must submit plans with stated specifications for review by the ACC. This includes new facilities and replacement structures.
 - a. Submittal plans need not be professionally drawn. At a minimum, plans should include a sketch of the property depicting the location of existing residence, other existing improvements (patio, pool, fences, etc.) and the proposed shed.
 - b. Submittal must give specific information for the proposed shed that describes size (width, depth & height), finish materials (exterior & roof), colors, door size, and proposed use for shed. A manufacturer's catalog or cut sheet is recommended.
2. The ACC and Board shall evaluate shed proposals using the following standards as guidelines:
 - a. Shed must be in the back yard obscured from the street as much as possible by the home or fence;
 - b. The exterior finish and roof of the shed must be of similar material, texture and color to the residence and compatible with the neighborhood;
 - c. Metal or tent buildings will not be approved;
 - d. Maximum height for the shed should not exceed 8'6"; and
 - e. The shed floor will be at the Member's option but adequate drainage must be provided.
3. Member are responsible for any building permits required by the City of Aurora. The ACC and Board have no association with the City permitting.
4. Sheds are recognized as permanent improvements and Members are expected to maintain the shed structurally and aesthetically as long as it exists.

DEFINITIONS: Unless otherwise defined in this Resolution, terms defined in the Declaration or Bylaws shall have the same meaning herein.

SUPPLEMENT TO LAW: The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration as revised in 1992 & amended in 1996, Bylaws as restated in 2011, and the governing laws of the State of Colorado.

DEVIATION: The Board may deviate from the policies and procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances

AMENDMENT: These policy and procedure may be amended from time to time by the Board of Directors.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Meadow Hills Estates Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors on March 24, 2016 and in witness thereof, the undersigned has subscribed his name.

**MEADOW HILLS ESTATES HOMEOWNERS
ASSOCIATION, INC.**

a Colorado nonprofit corporation

By:

Galen Miller, President

October 7, 2020

This previously approved Shed Policy was apparently never signed, so the current Board reviewed it and approved it ~~at~~ again unanimously by email.

By: WJW

Wm. J. Warkentin, MD

MHE HOA, President