

See Inst

**Valley End Owners Association
RESOLUTION REGARDING STORAGE SHEDS**

Adopted May 1, 2019 at Annual Meeting

Article III, Section 2 of Use Restrictions: Building Type presently states that “All outbuildings erected, altered, placed or permitted shall be of the **same quality, workmanship and materials** as the principal dwelling structure and will be erected and placed to the rear of the dwelling structure.”

It is now **RESOLVED AND FURTHER CLARIFIED** that the Association in its enforcement and the Association members in their actions will follow the below clarifications of the article stated above:

****All Outbuildings** in place prior to the 2019 annual meeting will be “grandfathered” with those members not required to make changes to the current outbuildings in the rear of their property. If and when repairs necessitating replacement of the “grandfathered” outbuildings occurs those members will adhere to the below listed clarifications and specifications on outbuildings.

Outbuilding Clarifications and Specifications are as follows:

- 1) All Outbuildings must comply with the City of Hope Mills Building requirements from a structure and setback standpoint and be appropriately permitted by the authority. PLUS.....
- 2) All outbuildings require Association review and approval
- 3) Outbuildings can be no taller than one story
- 4) No outbuilding can house any type motor vehicle (auto, truck, etc), large farm type tractors and/or business operations
- 5) No Overhead garage doors; only hinged type doors
- 6) Any outbuilding constructed on site must comply with governmental permitting
- 7) NO METAL BUILDINGS
- 8) Exterior Siding materials allowed are: vinyl siding that matches the base color of the residence; fiber cement lap siding painted to match the base color of the residence; wood siding painted to match the base color of the residence—NO METAL SHEDS
- 9) Roof structure on the outbuilding shall be not less than a 3 on 12 pitch
- 10) Roof covering shall be of the same color asphalt shingles on the residence—NO METAL ROOFS

- 11) Any outbuilding larger than 10' x 10' must be constructed/placed on a concrete slab
- 12) Outbuildings must be placed to the rear of the residence
- 13) During placement of or construction of the outbuilding any damage that occurs to the improvements (residence, driveway, landscaping, etc) will be repaired immediately and no later than 14 days after damage occurs.

End of Document

PREPARED By:

T. RADFORD BROWN

SOUTHEASTERN HOA MANAGEMENT

Signed: *[Handwritten Signature]*

DATE: JULY 28, 2019

STATE OF NC
 COUNTY OF Cumberland

The foregoing instrument was acknowledged before

me this 28 day of July, 2019

by T. Radford Brown

Shari M. Groover Shari M. Groover

Notary Public's Signature

Notary Name

My Commission Expires 10/7/19

