

**Change to Declaration of Protective Covenants Date 06-February 2008
Provided by Architectural Standards Bulletin No.3**

Criteria for Outbuildings and Storage Sheds

WHEREAS, Article IV states that the Restricted Covenants for the Bridgewood Subdivision were established among other reasons "...to provide for maintenance, preservation and architectural control of the residence lots and common area... and to promote the health, safety and welfare of the residents within the above- described property.."; and

WHEREAS, Article II establishes that the Architectural Review Committee "...shall have the power to construe and interpret any covenant herein that may be vague, indefinite, uncertain or capable or more than one construction or interpretation "; and

WHEREAS, the Architectural Review Committee desires to establish additional criteria for the construction and placement of outbuildings and storage sheds on the lots in the subdivision:

NOW THEREFORE, the following criteria are established for the construction and placement of outbuildings and storage sheds on the lots in the subdivision:

1. Any storage shed building or outbuilding must be placed only in areas not visible from any street adjacent to the lot.
2. All exterior colors and materials shall match the existing residence.
3. The roofing material shall match the existing residence in both color and composition. **Metal sheds will be allowed but will be restricted to a height of 6 feet. Metal sheds will be maintained to prevent loose metal panels and must be kept painted. All metal sheds will be firmly anchored to the ground. Colors should be consistent with the residence although the manufacturers color scheme may be allowed.**
4. Any shed, outbuilding or storage building shall not exceed twelve (12') in height. **The exceptions to this rule are metal sheds which will not exceed 6' feet in height. The height of the shed is determined by measuring from the floor base to the tip of the roof.**
5. Any shed, outbuilding or storage building shall be placed a minimum of five (5') from both the rear and side property lines in order to allow for the proper maintenance of the shed, fence and vegetation.
6. The total base (floor) area of any outbuilding other than a detached garage shall not exceed 2% of the area of the lot upon which it rests.
7. If the topography of a specific lot is such that the requirements of 1 and 5 above cannot be fulfilled, approval for the construction and placement of a storage building may be contingent upon the erection of installation of approved screening materials as established by the Architectural Control Committee.
8. Additional criteria governing the erection and placement of sheds, outbuildings or storage buildings may be established from time to time.

This action was taken on February 6th, 2008.