

Meadows at Blackhawk Home Owner Association Members,

Based on the Meadows at Blackhawk Home Owner Association (MBHOA) board Interpretations and independent legal reviews of our By-Laws, Covenants, Conditions, and Restrictions (Deed Restrictions), it has been determined that our Deed Restrictions do not prohibit our home owners from having an accessory building (a.k.a. storage building) as previously interpreted. Additionally, the topic has been discussed at no less than three scheduled MBHOA member meetings, which also included passage (by way of voting) to allow accessory buildings.

However, for the purpose of protecting our property values (as they are directly related to the appearance of our neighborhood) strict rules governing accessory buildings and enforcement of those rules are critical.

Note: The following referenced paragraphs refer to sections in the MBHOA By-Laws, Covenants, Conditions, and Restrictions (Deed Restrictions) and apply to improvements that are visible from the Meadows at Blackhawk streets and/or the first floor of another residence (Par. 3.8).

1. **Approval:** In accordance with (IAW) the MBHOA Deed Restrictions (paragraph 3.8 and 6.1), **Architectural Review Committee (ARC) approval must be obtained PRIOR to any Improvements** (as defined in paragraph 1.15). The ARC review shall be based on the established guidelines set forth in (but not limited to) the following paragraphs:
 - A. Metal, plastic and/or like material buildings that are visible from the Meadows at Blackhawk streets and/or the first floor of another residence are strictly prohibited (Par. 3.8).
 - B. Review of Plans and Specification (IAW par. 1.23)
 - C. Set Back Requirements (IAW par. 3.1 and 4.2)
 - D. Material (IAW par. 3.5, 3.11, and 6.10)
 - E. Adoption of Rules (IAW par. 6.7)

2. **Adoption of Rules:** The MBHOA Architectural Review Committee (ARC) has established the following standardized "Accessory Buildings" rules in accordance with paragraph 6.7.
 - A. **Building Location/Placement:** The location/placement of building shall meet the specified "Set Back" requirements of par. 3.1. **NOTE:** Corner lot set back requirements are more restrictive.
 - B. **Construction:** All buildings must be skillfully and competently constructed. Home owner construction is required to meet or exceed the same strict guidelines as professional manufactures/builders.
NOTE: Final ARC inspection is required; preliminary and interim inspections may be conducted.
 - C. **Sidewalls:** The building sidewall heights shall be 6 ft with studs at a maximum of 24 in. on center.
 - D. **Foundation/Flooring:** Foundations (max 24 in. on center) shall be supported by masonry blocks to prevent contact with the ground. Flooring material (plywood/decking) shall be at least ¾ inch thick.
 - E. **Wall Material:** Walls shall be constructed using lapped fiber-reinforced horizontal planks (i.e. James Hardie product) with the architectural style compatible with the (non-bricked) wall(s) of MOB residences.
 - F. **Trim:** Material (same as par. 2E) shall be 3 ½ to 4 inches wide at doors, windows, corners, and roof line.
 - G. **Roof Design and Shingles:** All building roof designs must be of Gable style (not barn style) with a standard pitch between 4:12 and 6:12. The required architectural/dimensional shingles shall be constant with the residence design, style, color, and be of high grade and quality with a minimum of a 25 year rating (par. 3.5).
NOTE: Standard/Classic roofing shingles typically do not meet the specified design requirements.
 - H. **Height:** The overall building height (**ground to peak**) shall be 8 foot, plus or minus 6 inches.
 - I. **Building Width and Length:** Minimum 8 ft by 8 ft and Maximum 8 ft by 10 ft (8'x8' or 8'x10').
 - J. **Building Orientation:** Sidewall direction shall be the same as the side of residence.
 - K. **Door orientation:** Door(s) shall be hung on the peak wall.
 - L. **Accessories:** Windows and Ridge Vents are permitted (if desired); however, Turbine Vents are not permitted.
 - M. **Paint:** Building paint shall match residence (color and scheme) sides and trim.
 - N. **Quantity:** Only one accessory building (as defined above) shall be permitted per residence.

3. **Repair of Buildings:** All improvements upon any of the property shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the owner thereof (par. 3.17).

If there are any questions pertaining to accessory buildings please contact your Meadows at Blackhawk Home Owner Association Architectural Review Committee. See the MOB website (<http://blackhawkhoa.org/meadows.htm>) for contact information.