

Following are the proposed changes to the covenants to be voted on at the 2020 Annual meeting. The changes are highlighted in yellow. Discussion of why the board supports the changes follows:

Suggested change to section 8E (bold and underlined):

Metal siding is allowed on accessory buildings. **All metal sided structures shall be of engineered and certified designs with engineering sign off considering local wind and snow loading in order to ensure structural integrity.** All steel siding and roofing shall have a permanently bonded, factory colored surface in a color and a style designed to blend in to the surroundings. Corrugated galvanized steel is not permitted. Red steel may only be used on classic barn style accessory structures with an appropriate trim color of white. No self-supporting metal structures (i.e. Quonset huts or similar designs) are permitted. **Steel sided buildings designed without roof overhang or eaves of at least 12 inches are not permitted.**

Suggested change to section 2A accessory building (bold and underlined):

Building such as a garage, barn, pole barn, storage shed (200 square feet or less), or any building consisting of 4 walls and roof, made of quality materials and placed on a permanent concrete foundation, detached from a dwelling and used for purposes which are incidental and subordinate to a residential or agricultural use. Buildings 200 square feet or less shall be exempt from requirements of a concrete foundation. Pole barns may have individual footings of reinforced concrete at least 42 inches below the surface for attaching each pole as a permanent foundation. **No accessory building shall be converted into a dwelling with kitchen and/or living space at any time in the future.**

### **Discussion on why the board supports these changes:**

This year we had a landowner submit plans for a metal sided outbuilding. All was submitted properly, but the manufacturer of the structure normally used a lighter, .29 gauge metal for the exterior rather than what we required, .26 gauge. After lengthy discussion between board members and with the manufacturer it was determined that the restrictive .26 gauge requirement was detrimental for the association. By requiring a particular gauge, we may be opening the association up for liability if a structure fails for ANY reason. It was suggested that we change the covenants to require an engineered and certified structure which would put the liability on the engineer and the manufacturer rather than on the association. The board agreed with this suggestion and

codified this in the suggested covenant change of section 8E.

The 12 inch overhang has always been suggested as a requirement. It was not put into the covenant change last year as it was felt at the time that the significant changes that were made were enough to deal with. So the board would like to codify this policy that was published as a covenant. Doing so makes it impossible for a “rounded shoulder” building to be built, which is nothing more than an upgraded quonset hut style of building. It will make all metal outbuildings more attractive and keep up the value of all ranch properties.

The change to section 2A has been suggested as we have had an instance on the ranch of an outbuilding being converted to a dwelling, including installing a complete apartment home inside the structure. As this building was never meant to be a dwelling it did not meet the requirements of the covenants regarding a dwelling. Putting this restriction in writing in the covenants should solve this problem for the future.