

Amendment to allow sheds in Ivy Hall

AMENDMENT SUMMARY: This Amendment to the Ivy Hall Covenants would allow residents to install storage sheds on their property, provided such sheds adhere to strict guidelines. This amendment is in response to growing demand among residents for more storage space. Owners representing two-thirds of the lots in Ivy Hall (166 of 252) must approve this amendment by signing and returning the form below by **Dec. 15, 2007** in order for it to become part of the Covenants. **Those opposed to this amendment don't need to do anything.**

AMENDMENT LANGUAGE: The Covenants would be amended in two areas under Article VI, Section 2, pertaining to property use restrictions. Under Section 2, a., the beginning portion would be changed from this...

- a. No structure shall be erected on any Lot in the subdivision other than one permanent single-family dwelling and detached or attached garage of similar design, and no use shall be made of the Property or of any right or privilege appurtenant thereto...

...to this (changes in bold italics):

- a. No structure shall be erected on any Lot in the subdivision other than one permanent single-family dwelling, ***a detached or attached garage of similar design, and a detached or attached storage shed. All plans for proposed structures must be approved by the POA Board's Architectural Review Committee BEFORE construction or installation can begin.*** No use shall be made of the Property or of any right or privilege appurtenant thereto...

Additionally, a new paragraph, designated "i", would be added below paragraph "k" and read:

- i. ***Utility or storage sheds are subject to the provisions of this Declaration and may be subject to further provisions of the POA Board's Architectural Review Committee. All sheds and locations MUST BE APPROVED through the ARC process prior to installation. Utility and storage sheds shall: (1) be constructed so as not to encroach upon any easements or setback lines; (2) be constructed on an ARC-approved level floor structure AND within 5 feet of the back side of the home; (3) not alter drainage patterns of a Lot; (4) not exceed 14' X 14' in base dimensions; (5) not exceed 10' in height at its highest point measured from the pad floor; (6) be located so as not to be viewed in full from the front of the Lot; (7) be constructed of materials and colors that match or are compatible with the main residence; and (8) must be designed to respect the visual rights of neighboring properties and cannot be offensive to the community. No metal siding or metal roofing is permitted. Only one shed per residence is permitted.***

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Amendment Approval Form

I **APPROVE** the proposed "sheds" amendment to the Ivy Hall Covenants as presented in this mailing.

Print Name: _____ Signature: _____

Property (or Properties) owned: _____

Date _____

RETURN DEADLINE: Dec. 15, 2007

Return this form by placing it in the drop box near our entrance or mailing it to Ivy Hall POA, P.O. Box 2327, Mt. Pleasant, SC, 29465; or mailing it to Odessa, c/o Ivy Hall POA, 1233 Ben Sawyer Blvd., Mt. Pleasant, SC, 29464.