

REC'D
DEC 7 10 2004
BY:

CROFTON CHASE HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
REVISED RULE REGARDING SHEDS

WHEREAS, Article V, Section 1 of the Declaration of Covenants, Conditions and Restrictions (the "Declaration") of CROFTON CHASE HOMEOWNERS ASSOCIATION (the "Association") sets forth certain requirements for architectural review and creates an architectural review committee ("ARC") composed of three (3) or more representatives appointed by the Board of Directors of the Association;

WHEREAS, Article V, Section 1 of the Declaration provides that the Board of Directors or its designated committee shall establish policies and procedures for architectural review;

WHEREAS, the Board of Directors of the Association did approve and adopt certain Architectural Review Committee Policies, Procedures, Rules and Proposed Fine Enforcement Procedures on February 13, 1994 (the "ARC Rules");

WHEREAS, Article V, Section 2(j) of the Declaration provides, in part, that "no. . . shed . . . shall be erected, used or maintained on any Lot at any time, without the prior written consent of the architectural committee.";

WHEREAS, the Board of Directors has determined to amend the ARC Rules with regard to sheds to provide guidelines for the consent required by Article V, Section 2(j) of the Declaration; and.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of CROFTON CHASE HOMEOWNERS ASSOCIATION hereby amends the ARC Rules as follows:

1. Article II ("Rules"), Paragraph E, Section 6 ("Additional Buildings and Structures") is hereby amended by deleting "sheds," and inserting a new sentence at the end of that Section as follows:

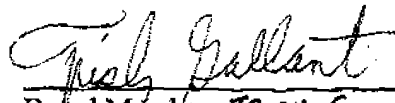
"One shed per Lot may be approved by the ARC in accordance with the following guidelines: a) the proposed shed shall match the color and material of the house as closely as possible; b) the proposed shed shall be located in the rear of the home and not be clearly visible from the front of the home; c) the proposed shed shall comply with all local codes, including permitting and setback requirements."

2. The revised rule regarding sheds shall become effective October 10, 2004.
3. Except as amended hereby, the ARC Rules shall remain in full force and effect.

RECORDING FEE 10.00
CROFTON 10.00
BOOK # 4412 REC # 79773
RFD RSR BLS # 3259
DEC 21 2004 03:22 PM

THIS RESOLUTION REGARDING SHEDS WAS DULY ADOPTED BY THE
MEMBERS OF THE BOARD OF DIRECTORS THIS 8 DAY OF 2004,
2004.

ATTEST:



Board Member TRISH GALLANT



Board Member MARTY MOON



Board Member CAROL STREETE

Board Member Darlene Miller

Board Member Debbie Reinecke

Board Member _____