WOODLANDS VILLAGE ROA

MEMORANDUM

October 12, 2018

To: Members of the Woodlands Village ROA

RE: Shed/Outbuilding Setback Requirements

Dear Neighbors,

This letter is to serve as notice that effective October 15, 2018, all new Architectural Committee Applications for construction of sheds and similar type buildings must comply with the Woodlands Village Residential Owners Association Governing Documents, CC&R Article 2 Section 2.3, Setback Requirements and the respective Plat Maps. The Association's Board of Directors (Board) and Architectural Committee (AC) have performed an informal survey of the community regarding the placement of sheds/outbuildings and affirmed that past Board's or AC's had approved several sheds/out building to be constructed in locations that are not in compliance with the requirements of the Association's Governing Documents. The CC&Rs state the following regarding setbacks:

> 2.3 Setback Requirements. All buildings shall be located on any Lot within the Building Setback Lines as shown on the Final Plat for Woodlands Village Unit IV. All Residences shall have an enclosed garage capable of housing a minimum of two (2) cars. Notwithstanding the above, minimum setbacks shall conform to the Ordinances as established by the City of Flagstaff.

Beginning October 15, 2018 all AC applications must indicate that any shed/outbuilding will be built (and, once approved, constructed) in compliance with the requirements set forth in Section 2.3, Setback Requirements. The Board and AC are aware that the City of Flagstaff has LESS restrictive setbacks for sheds/outbuildings than the setback requirements in Section 2.3. However, the Board has a duty to enforce the setback requirements for such sheds/outbuildings contained in the CC&Rs. All Woodlands Village ROA members must comply with these more restrictive setback requirements as they prevail over the City setback requirements. If any existing shed/outbuilding is removed or reconstructed, any new shed/outbuilding or any rebuild must be approved and be in compliance with the setback requirements as set forth above.

If you have any questions, please contact Katy Kuhns at Sterling Real Estate Management. To review the Woodlands Village ROA Governing Documents, please visit the Association's website at: www.boulderpointeatwoodlandsvillage.com.

Sincerely,

Board of Directors
Woodlands Village ROA