

**RESOLUTION REGARDING THE CONSTRUCTION
AND INSTALLATION OF STORAGE SHEDS
Seven Hills Homes Association
August 21, 2018**

Pursuant to the power vested in the Seven Hills Homes Association Board of Directors under Article IV, Sections 1–4, and Article VI, Sections 1–4, of the Association’s bylaws, and pursuant to the authority vested in the Architectural Control Committee under Section IX of the Seven Hills Declaration of Restrictions, the Board adopts the following resolution.

The intent of this resolution is to allow the installation of detached storage sheds constructed of materials and in a style and color that will not distinguish them from existing buildings in use in Seven Hills or change the overall character or appearance of the neighborhood.

The Architectural Control Committee shall retain its full authority under the *Declaration of Restrictions* to approve or reject all requests to construct or install storage sheds and similar outbuildings. However, the Board and Architectural Control Committee wish to promulgate guidelines regarding acceptable dimensions, construction material, and placement of sheds to assist homeowners in their planning and research.

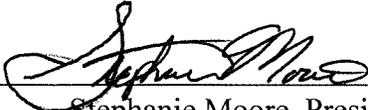
Accordingly, the Board adopts the following minimum acceptable standards for sheds and similar outbuildings:

- Sheds may not exceed 80 square feet in area.
- Sheds may not exceed 8 feet in height at their highest point.
- Sheds must be securely fastened or anchored to the ground.
- All shed doors must be securable with a lock.
- Sheds must be constructed of a material compatible with the design of the home and paintable to match or compliment the home.
- Sheds must be located in a fenced yard and not within a patio fence.
(Accordingly, sheds may not be installed on lake lots.)
- Sheds must be reasonably inconspicuous to street view.
- Sheds may not unreasonably interfere with the view from neighboring lots.
- Sheds may not take up an unreasonable percentage of a yard’s overall surface area.
- Location and placement of shed must be preapproved by the Architectural Control Committee.

Because the Architectural Control Committee retains full authority to accept or reject proposed sheds, homeowners are **strongly encouraged** to seek early input and guidance from the Architectural Control Committee at the beginning of the planning and research process.

The above guidelines and the approval process are separate and independent from any applicable municipal code. It shall be the sole responsibility of the homeowner to ensure that any shed is fully compliant with Shawnee or Lenexa city code, as applicable.

This resolution has been adopted by majority vote of the Board of Directors and shall not be altered except by majority vote of the Board of Directors.



Stephanie Moore, President
Board of Directors

Date: 8/21/18



Bill Fleming, Chair
Architectural Control Committee

Date: 8/21/18