

## NOTICE CONCERNING STORM DAMAGE REGULATIONS CONCERNING BUILDING MATERIALS

Many of our homes suffered wind and hail damage Sunday morning, April 12th. As a result, we are busy getting inspections, filing insurance claims and getting estimates. As we do this, it is imperative that we understand that the Yankee Ridge Townhome Covenants establish rules and limitations concerning changes or modifications to Yankee Ridge Townhomes.

Article II., Paragraph 19, which was added to the Covenants on June 26, 2017, provides the following:

19. Changes or Modifications to Townhome Residence. Prior to the construction of any addition to any townhome residence constructed on any Lot, or the change or modification in the exterior of any townhome residence constructed on any Lot, the Lot Owner shall first obtain the written approval of the Declarant to proceed with any construction, change or modification, which approval shall not be unreasonably withheld; provided, however, Declarant shall have the sole and exclusive right, in its sole discretion, to approve or reject any such addition, change or modification if, in the opinion of the Declarant, either the style, size, material or color does not conform to the general standard and character of the townhome residences constructed or to be constructed on other Lots located within the Townhome Property.

### **WHAT DOES THIS MEAN AS YOU PREPARE TO REPAIR YOUR HOME?**

First, you are not going to be required to get approval to repair storm damage. However, you must use the same materials - quality, manufacturer, style and color - that is currently in use on your home. Another notice will be posted to this website and will be provided in your next dues statement as to what the specifications are for materials to be used for roofs, gutter and downspouts and siding.

Can you change the style, size, material or color of materials? You can request approval to do so, but it is unlikely that the request will be approved and, if it is approved, you must secure the approval in writing.

If you, your insurance company or your contractor have any questions about these rules and limitations, please contact a member of the HOA Board of Directors.

You will likely be contacted by many roofing and siding contractors. Please know that as of the writing of this notice, your HOA Board has not designated ANY contractor(s) as preferred. When and if the Board does so, you will be informed.

Dated the 14th day of April, 2020