

ATTACHMENT A
PRA Policy for Consistent Deed Restriction
Policy Regarding Sheds

The MOTION

In accordance with the Plainview Deed restrictions, "No lot shall be used except for private single family residential purposes. No structure shall be erected, placed or altered or permitted to remain on any lot except one single family dwelling designed for the occupancy of one family (including any domestic servants living on the premises), not to exceed two and one-half stories in height and a private garage (attached or detached) for not more than three automobiles for the sole use of occupants of the lot", The Plainview Resident's Association (PRA) Board of Directors does not approve sheds. The Plainview Board will not implement the **detached structure/shed**, complaint driven deed restriction process, unless there is a complaint from a property owner that the shed is within sight from their property, viewed without optical enhancement.

Further Details & Protocol for implementing this motion are:

If a property owner installs a shed or has an existing shed and another property owner within the above boundaries makes a complaint about it, the PRA Board will take action against the offending property owner.

Therefore, if a property owner has or installs an unapproved shed, the PRA Board may at any time, days, weeks, months or even years later insist that the shed be removed and proceed with legal action if necessary for removal of the shed.

The PRA Board does not want sheds, does not encourage sheds and does not approve them. If an unapproved shed is in place and a qualifying property owner complains even years later, the Board will respond as stated. The complaint may arise because the shed has fallen into disrepair, because a new property owner has moved into the area, an existing property owner just changes their mind about the shed being there or for any other reason.

The Procedure to register a complaint is to notify the PRA Administrator @ (502) 244-8240. That individual will be sent a complaint form to be signed and returned to the Administrator. The full Board will review the complaint and if valid will take appropriate action.

It is understood, and acceptable, that this leaves the offending property owner with uncertainty of being asked at any time to remove an out of compliance shed from their property.