Sierra Association, Inc.

P.O. Box 4, Waconia, MN 55387 board@sierraassociation.org

June 11, 2022

Dear Homeowner:

This notice represents the official ballot of the two pending petitions to amend the Declaration of the Sierra Association. Each petition has received the required signatures of at least 51% of the Sierra Association property owners, thus qualifying each petition for vote by the property owners of the Sierra Association.

Each property will be allotted one (1) vote per petition. A separate vote will be conducted for each petition. In reference to the Bylaws of Sierra Association Article I, Section 3 – where there is more than one lot owner of a lot, the lot owners shall notify in writing to Association the lot owner who has been designated to cast the vote attributable to the lot owned by such lot owners. Please input the name of the lot owner casting the vote in the "Print Voter Name" here section of the ballot.

A separate vote will be conducted for each petition. Ballots must be postmarked and returned (via USPS) to the Sierra Association post office box within 60 days of the postmarked date of the ballot. Per Article XIV, Section 3 of the Declaration, at least 67% of the property owners must approve a proposed change to the Declaration for it to be ratified. If a property owner chooses not to vote, per Minnesota Statute Section 515B.2-118, such failure constitutes a yes vote to the amendment by default.

Once ballots have been counted, the board will send out the results to the Sierra members within 14 days from the counting of the ballots.

Please record your vote on the subsequent pages and return to the Sierra Association post office box noted below by August 10, 2022. The following articles are proposed for amendment.

ARTICLE VII – SECTION 1. Additional Restrictions - f
ARTICLE VII – SECTION 1. Additional Restrictions - g

For any questions, please reach out to board@sierraassociation.org

Sincerely,

Sierra Association Board Members

Mail to: Sierra Homeowners Association
PO Box 4
Waconia, MN 55387

Sierra Association, Inc.
P.O. Box 4, Waconia, MN 55387 board@sierraassociation.org

Homeowner:
First Name Last Name
XXXX Street Name
Waconia, MN 55387
Property ID: _____

ARTICLE VII – Section 1f
Current Language:
f. No structure of a temporary character, trailer, basement, shack, tent, garage, barn and no detached buildings or tool shed for purposes of storage shall be constructed on any Lot. This restriction, however, does not prevent the construction of decorative gazebos, birdhouses, or structures of a similar nature.

Proposed Language:
f. No structure of a temporary character, trailer, shack, tent, garage, barn or other out-building shall be constructed on any Lot. This restriction does not prevent the construction of decorative gazebos, birdhouses, or sheds. However, sheds shall only be allowed to be constructed on a Lot if the construction of the shed is in compliance with Article VII herein, it has received architectural committee approval and complies with any and all rules and regulations adopted and promulgated by the Board of Directors. While the shed is being constructed, one construction trailer may be located on the Lot, but for no longer than three (3) months.

RECORD VOTE HERE: ☐ **Yes** ☐ **No** **Print Voter Name:** _____

ARTICLE VII – Section 1g
Current Language:
g. No trailers, boats, buses, motor homes, campers, snowmobiles or other types of recreational vehicles shall be parked on any Lot or on a street in the subdivision for more than forty-eight (48) consecutive hours unless such vehicle is parked within a garage located on such lot; unless the Board of Directors of the Association grants permits to park such vehicles on Lots for limited periods of time not to exceed fourteen (14) days in any twelve (12) month period. No such vehicles shall be parked on any Common Element

Proposed Language:
g. Trailers, boats, buses, motor homes, campers, snowmobiles or other types of recreational vehicles ("Vehicles") may be parked on a Lot provided that parking is in compliance with Article VII herein and any and all rules and regulations adopted and promulgated by the Board of Directors. Vehicles must be in operable condition unless such Vehicles are parked within a garage located on such Lot. Vehicles shall not be parked on any Common Element. Recreational vehicles on a trailer shall constitute one Vehicle.

RECORD VOTE HERE: ☐ **Yes** ☐ **No** **Print Voter Name:** _____

RULES AND REGULATIONS

If the above amendments are adopted, the following policies and procedures surrounding the new language will be adopted by the Sierra Association Board of Directors:

SHED POLICY 2022

a) Sheds must be located in the back yard.
b) Sheds must be built on a concrete base.
c) Sheds can be attached or detached from the house or garage.
d) Sheds must be at least 10 feet from all property lines.
e) Sheds shall be no larger than 144 square feet.
f) Sheds shall be no taller than 15 feet at peak of gable.
g) Sheds must be built out of wood with synthetic or painted siding.
h) Shed roofs must have shingles and shall be similar or match the home on such Lot.
i) Shed siding colors shall be similar or match the home on such Lot.
j) Sheds shall be maintained.
k) Sheds must be secured with a lock.
l) City of Waconia rules, regulations, or codes, when more restrictive, supersede the Association Shed Policy.
m) Sheds shall be subject to Article VI Section 1 of the Association Declaration.

PARKING OF RECREATIONAL VEHICLES POLICY 2022

a) No more than one (1) recreational vehicle may be parked upon a Lot. Recreational vehicles parked within a garage shall not count toward such maximum.
b) Recreational vehicles parked on a Lot shall be owned by such Lot owner unless such recreational vehicles are parked within a garage located on such Lot.
c) Recreational vehicles parked on a Lot shall be appropriate for the season (i) winter season November 1 to April 1 and (ii) summer season from April 1 to November 1, unless such recreational vehicles are parked within a garage located on such Lot. For the avoidance of doubt a boat would be allowed to be parked on a Lot during summer season from April 1 to November 1 but not winter season from November 1 to April 1.
d) Recreational vehicles must be parked on the paved portion of the driveway on any Lot
e) Recreational vehicles must demonstrate operation or vacate the Lot.
f) All recreational vehicles parked on any Lot must be in safe, operable condition and exhibit current license or registration plates or tags if the recreational vehicle is one for which a license or registration plate or tag is required by law for its operation.
g) No recreational vehicles shall be used for living, sleeping, or housekeeping purposes when parked on a Lot.
h) Recreational vehicles must not block in any manner a bikeway, road, pathway or sidewalk.