Sierra

Association, Inc.

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

August 22, 2022

Dear Homeowner:

This notice is to inform you that ballots have been counted regarding the two declaration amendments that were up for vote. Thank you to everyone that submitted a ballot. The results and next steps are outlined below:

As a reminder, a separate vote was conducted for each petition. 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 chose not to vote, per Minnesota Statute Section 515B.2-118, such failure constitutes a yes vote to the amendment by default.

Proposed Amendment #1: **ARTICLE VII – SECTION 1. Additional Restrictions – f (aka Sheds)**
Amendment has **PASSED** by a count of 189 (Y) to 56 (N) with the yes votes making up 77% of the votes. The Declaration will be amended with the language below and implemented with the policies outlined on the next page.

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.

Proposed Amendment #2: **ARTICLE VII – SECTION 1. Additional Restrictions – g (aka Rec Vehicle Parking)**
Amendment has **PASSED** by a count of 176 (Y) to 69 (N) with the yes votes making up 72% of the votes. The Declaration will be amended with the language below and implemented with the policies outlined on the next page.

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.

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

Sincerely,

Sierra Association Board Members

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

RULES AND REGULATIONS

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.