

To: Waverly Acres Homeowners Association

From: Ted Criel, Developer

Re: Metal Hangar-Homes

ARTICLE II PROTECTIVE COVENANTS, GENERAL CHARACTER AND INTENT

Section 1. General Purpose of Protective Covenants, Conditions, Restrictions and Easements states:

"The real property described in Article I hereof is subject to the protective covenants, restrictions, conditions, servitude's and easements hereby declared to insure the best and the most appropriate development and improvement of each lot thereof; to protect the owners of lots against such improper use of surrounding lots as will depreciate the value of their property...to encourage and secure the erection of attractive homes thereon...to provide adequately for a high type and quality of improvement in said property and thereby enhance the value of investments made by purchasers of lots therein."

ARTICLE VII SIZE AND LOCATION OF STRUCTURES AND APPROVAL OF PLANS

Section 5. Establishment of Architectural Review Committee states:

"WAVERLY ACRES is designed as an intimate residential aviation community with strict architectural controls which allows aircraft owners and pilots convenient access to their aircraft. To insure that property will be developed harmoniously and that consistency is maintained throughout the Development, an Architectural Review Committee will be established to review, control and approve all site improvements including structures of all types."

In order to ensure the design and construction of attractive homes and provide for the highest quality of new home construction in our neighborhood, to establish guidelines that are consistent with the Developer's original vision of the type of construction allowed in Waverly Acres Airpark, and to assure both current and prospective new residents that the provisions of our Protective Covenants will be maintained with respect to new home construction, Waverly Acres will no longer permit or approve the construction of non-traditional metal clad residential buildings that resemble a home/storage facility, a bardominium style home, or similar structure in the development

Respectfully submitted on the 15 day of November, 2018

Ted Criel, Developer
JT Venture LLC

