

February 6, 2019

TO: White Bluff Property Owners

FROM: Mike Ellis, Board Liaison for Rules Compliance

Making White Bluff Great Again is more than just the renovation of the amenities. The ongoing commitment of each member to protect the property values in our community is one of the greatest benefits of living in an Association. This commitment is achieved when each resident within the community adheres to the protective covenants of the Association also known as the Governing Documents. Universal adherence to these rules simply makes for a better community, a safer community and one that all property owners can be proud of.

This email communication will address the following rules:

**Section II. Paragraph (4)**

**No mobile homes, modular homes, prefabricated structures or improvements containing metal or asbestos exterior siding or metal, tarpaper or roll-type exterior or constructed "on-site" and all construction must be of new materials; except stone, brick, inside structural material or other materials used for decorative effect, provided if such use is approved in writing by the Committee.**

**Section II. Paragraph (5)**

**Detached garages, storage sheds, gazebos, swimming pools and other similar structures may be constructed on a Lot, subject, however, to (i) the restrictions of Article II, paragraphs (3) & (4) of the Covenants, where applicable, (ii) contain not less than sixty percent (60%) masonry if larger than one hundred and fifty (150) square feet, and (iii) only if a residential dwelling is located on such Lot or is under construction thereon. Swimming pools must be enclosed by a fence, subject, however, to the restrictions of Article II, Paragraph (10) of the Covenants. Storage sheds must be constructed of wood and match the color of the residential dwelling as close as possible. Metal, plastic and vinyl sheds are prohibited. Roof shingles must match the house roof in color and the roof pitch must be a minimum of 4:12. Overhead doors on approved storage buildings or similar structures are strictly prohibited. No garage may exceed twelve (12') feet in height from ground level to the top of the ceiling joists. No garage, approved storage building or similar structure shall have an opening or aperture visible from the golf course.**

Prefabricated and inconsistent construction storage sheds have been observed and reported within our community. Evaluate your structures to determine if you are in violation of the above stated restrictions.

Our community has come together in a common cause, restoring White Bluff to greatness. Let's all think about not only ourselves but our neighbors, our guests to our resort and prospective future purchasers of property. To maintain our gains while continuing our success we must all recognize and abide by the CC&Rs which contributes to our community's success. Should you have any questions on your specific CC&Rs please contact the WBPOA office at 254-694-9276.