

March 23, 2021

**Vineyard Creek Estates HOA
AHI Compliance Administrative Guidance**

Subject: Pergolas/Pool Covers

The following administrative guidance has been adopted by the VCE Board to address some ambiguity in the Chapter D provisions of the Rules and Regulations for Vineyard Creek Estates. This guidance is solely applicable to pool covers and pergolas.

Pergolas and Pool Covers

- Only one such structure per property
- Very near or attached to the house (e.g., pergola, patio cover)
- Of attractive appearance consistent with the appearance of the house
- Does not unreasonably restrict line-of-sight views by the neighbors
- Is within 6"-8" of the height of the 1st-floor roofline at the roofline's closest point to the proposed structure
- Does not extend past a distance of 10 yards from the house
- Does not unreasonably restrict breezes to adjoining yards
- Does not cause water drainage issues involving adjoining yards or properties
- Another Chapter D.3. structure cannot be installed beneath or within the confines of the pergola/patio cover
- Is properly maintained

All other provisions described in Chapter D are still in force as written.

September 9, 2020

Vineyard Creek Estates HOA

AHI Compliance Administrative – Temporary Exemption

Subject: Yard Art - Bench and Chairs

The bylaws were written and published well before lots were sold to MHI and were not updated to reflect their layouts. Many of their designs lack a front porch area suitable for a bench or chair. Given these facts, homeowners may submit an AHI request seeking a conditional exemption subject to a complete review of the CCRs and the following restrictions:

- Bench or chair seating is limited to a capacity of two people
- Bench or chair(s) may not be largely constructed with plastic
- Bench or chair(s) must be properly maintained and reflect the general appearance of the neighborhood
- Bench or chair(s) must be removed during the months of inactive use
- Other types of furniture are not authorized