

**RULES AND REGULATIONS OF  
MAYFAIR ESTATES HOMEOWNERS' ASSOCIATION, INC.**

THESE RULES AND REGULATIONS are made this 15th day of June 2022, by Mayfair Estates Homeowners Association, Inc.

**RECITALS**

- A. Mayfair Estates Homeowners' Association, Inc. (the "Association") and the Mayfair Estates subdivision (the "Subdivision") are governed by and subject to the terms and provisions of the Declaration of Easements, Covenants and Restrictions ("Declaration") recorded on November 14, 1988 in Book 146, Pages 961 *et seq.* of the Official Records of Summit County and the By-laws incorporated therein ("By-laws"), as amended from time to time.
- B. Article VII, Section 1 (g) of the By-laws provides that by majority vote of the Board, the Board may adopt any rules and regulations necessary or desirable for the continued operation of the Subdivision as a first-class residential subdivision. Such rules include but are not limited to the power to pass rules and regulations governing the construction or placement of outbuildings and other structures on a Lot. Such rules and regulations may include restriction on square footage and height of the outbuilding or other structure, the material used for construction and the location upon the Lot.
- C. On June 15, 2022, a majority vote of the Board voted in favor of the following rules and regulations set forth herein at a board meeting called for such purpose in accordance with the By-laws.
- D. The requirements for establishing these rules and regulations as set forth in the Declaration and By-laws have been complied with in all respects.

NOW THEREFORE, the Association, through its Board, hereby establishing the following rules and regulations as follows:

- 1. Incorporation of Recitals. The above recitals are incorporated by this reference.
- 2. Definitions. All terms defined in the Declaration or By-laws and used herein shall have the same meaning as provided in the Declaration and By-laws unless otherwise expressly stated.
- 3. Rules and Regulations. The following rules and regulations are hereby established related to Section 5.2 (a) and Section 6.11 of the Declaration. These sections set forth the requirements and preapproval necessary to erect, reconstruct or place any building or structure on any Lot.

(a) To provide further guidance on these Sections, any Building shall



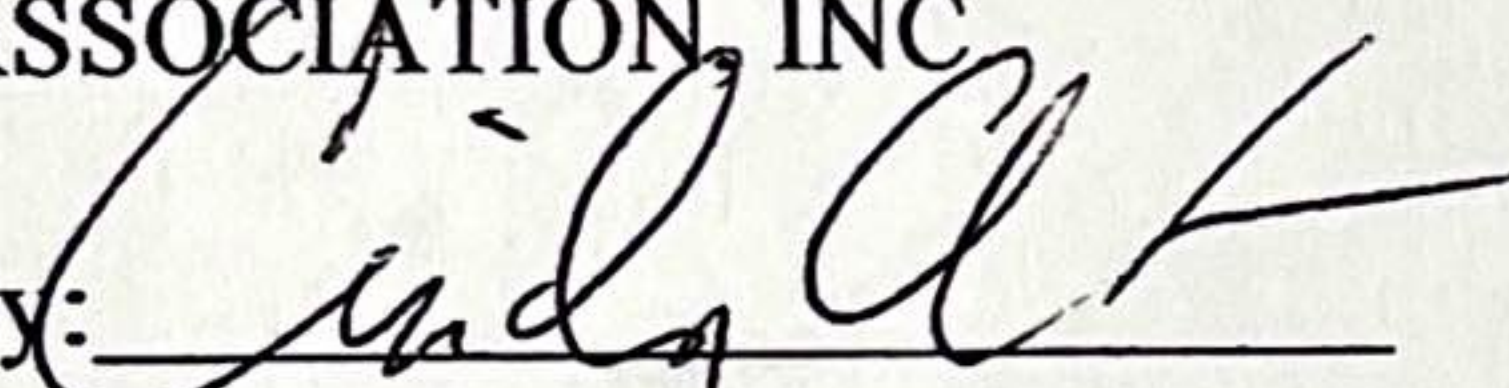
be defined as the dwelling and/or garage attached to the dwelling as defined in Section 5.6 of the Declaration ("Building"); and any Structure shall be defined as storage sheds, pool houses, pool bars, game rooms, patios, carports, pergolas and any other structure that does not constitute the dwelling and/or the garage attached to the dwelling ("Structure").

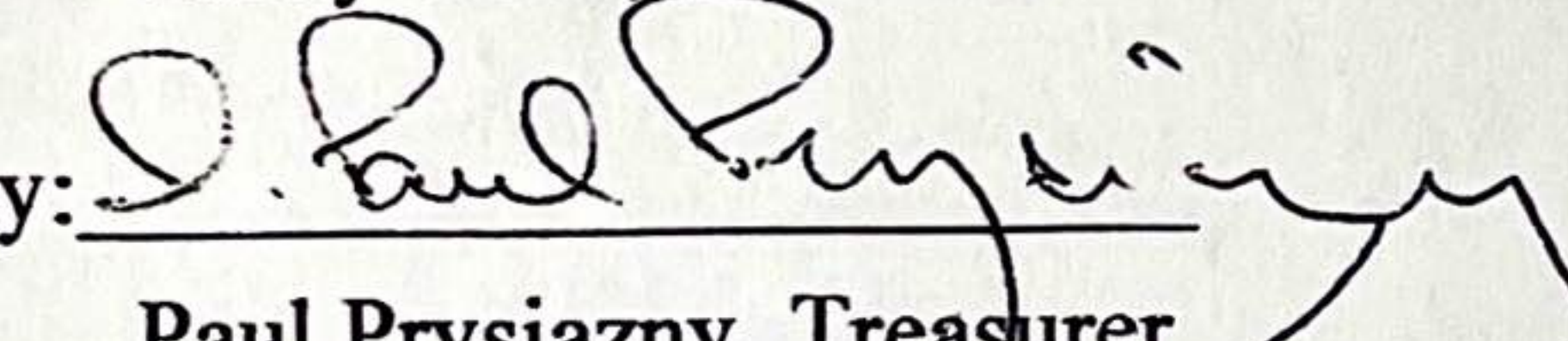
(b) Any Structure must be preapproved per the Declaration and conform to the following specifications that are applicable to the proposed Structure:

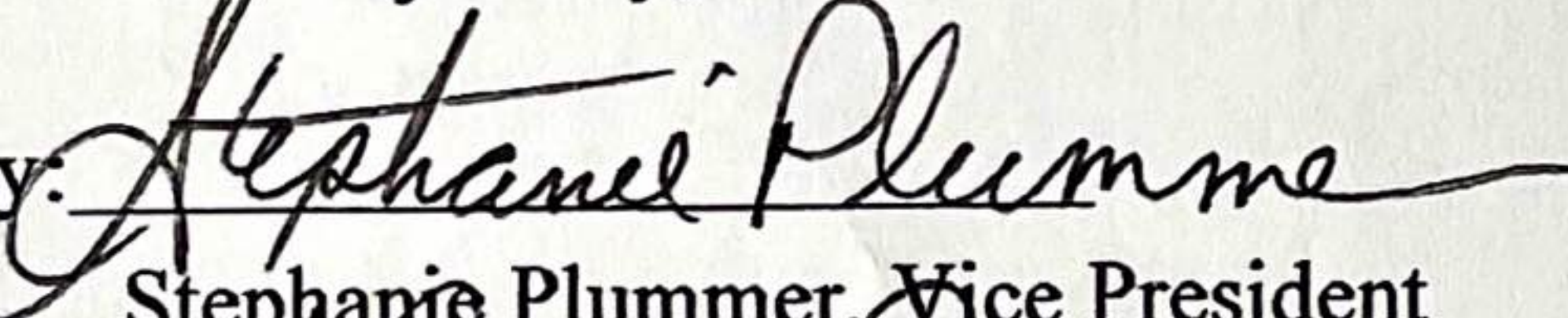
- i. The area shall not exceed 120 square feet, except swimming pools may be larger.
- ii. The height shall not exceed 12 feet.
- iii. The Structure shall be located in the rear portion of the Lot, behind the dwelling, with a minimum set-back of fifteen feet (15') from side yard property line and ten feet (10') from the rear yard property line.
- iv. The style and design shall be compatible with the dwelling.
- v. The roof shall be asphalt shingle or material similar to the dwelling, with a minimum pitch of 4/12.
- vi. The siding shall be wood or similar materials to the dwelling. The siding shall be painted or stained in a color compatible with the dwelling and properly maintained.
- vii. Any existing structure shall receive a waiver of approval as of the date of this passage of these rules and regulations.

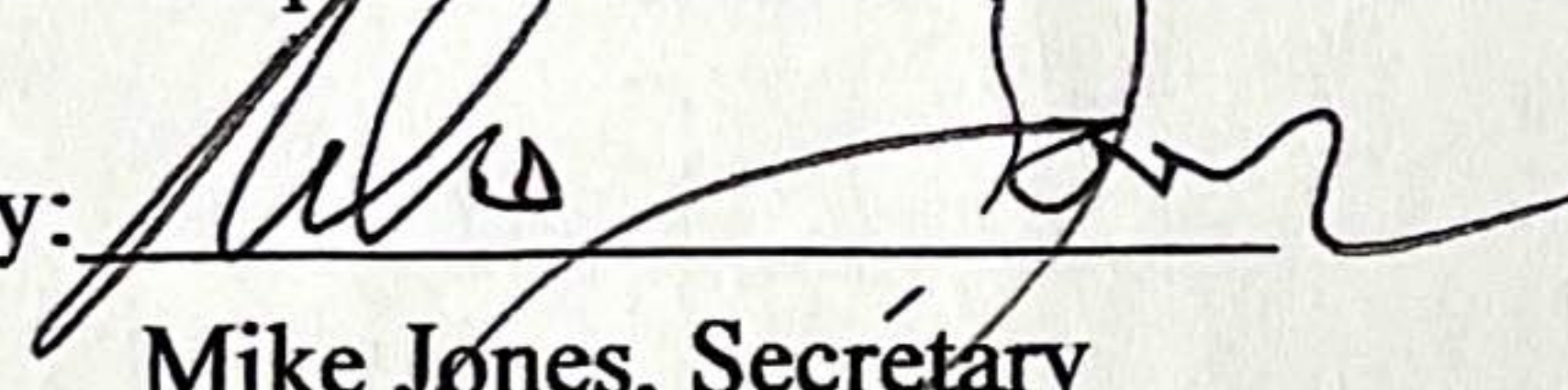
IN WITNESS WHEREOF, the undersigned have caused these rules and regulations to be established this 15<sup>th</sup> day of June 2022.

MAYFAIR ESTATES  
HOMEOWNERS'  
ASSOCIATION, INC

By:   
Cindy Cobb, President

By:   
Paul Prysiazny, Treasurer

By:   
Stephanie Plummer, Vice President

By:   
Mike Jones, Secretary