

The Board of Directors  
Gardens of Gulf Cove POA, Inc.  
6464 Coniston Street  
Port Charlotte, FL 33981

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**Board of Directors Declaratory Statement**  
(Relative to 7.26 "SHEDS")

The second restated declaration of Covenants and Restrictions Section 7.26 reads:

Sheds.

*The maximum size allowed for a shed is 10' x 16', 160 square feet. No more than one shed is allowed per lot. All owners must maintain their shed in an excellent exterior appearance, and must ensure that the exterior of the shed is adequately maintained and remains free from unsightly rust, mold or mildew, or other unsightly appearance. In the event that an owner fails to maintain any shed on his or her lot in an acceptable, first class appearance, the Board shall have the authority to require the owner to take immediate steps to remedy the violation. In the event that the owner fails to take adequate steps to maintain the shed, the Board shall have the authority to require its immediate removal from the lot.*

The Board of Directors find that the definition of shed is not adequate in the Declaration with the introduction of many smaller decorative type polymer closets and top loading storage containers that would improve the appearance of a home. Specifically, reach-in polymer closets kept against the wall, under the overhang, on a lanai or pool cage of a home or low top loading boxes if the sole purpose is to store garbage or recycling containers do not fall in the definition of a shed if:

- The cabinet is reach in only
- The cabinet is not in the front of the home
- Doors are hinged to the sidewall
- The maximum dimensions are 49" wide X 30" Deep X 74" High

Adopted at a properly noticed meeting where a quorum of the board is present on April 19, 2018.

By: Martha Vanderbilt  
Martha Vanderbilt, Secretary