

March 31, 2004

**Official Notice from the Architectural Control Committee
Tollefson Development, Inc.**

As you know from the meeting on February 19th, 2004, the homeowners had a question regarding the breadth of the Architectural Control Committee's (ACC) authority. Article VII grants the ACC control over "structures". The courts will follow the standard dictionary definition of the term "structure" and according to the dictionary, a "structure is a building of any kind". This would give the ACC control over aboveground swimming pools and garden sheds.

Garden sheds come in all shapes and varieties as due aboveground swimming pools. The following are guidelines that the ACC at Tollefson Development, Inc. has set concerning the location of the garden shed or pool, screening to protect the neighbor's view, as well as size, color and materials. These guidelines may be altered once the Homeowners Association takes over control of the ACC.

Guidelines Garden Sheds:

- 1.) Must be in the backyard of property.
- 2.) Materials and colors must match the home on the property, i.e. siding, trim, and shingles.
 - NOTE: Prior to installation plans showing size, materials being used and colors must be submitted to the ACC for written approval.
- 3.) Garden Shed cannot exceed 10 x 12 feet.
 - NOTE: Prior to installation contact the City of Champlin Building Department at 763-421-2629 for permit.
 - NOTE: Prior to digging/installation contact Gopher State One at (651) 454-0002.
- 4.) Cannot be used as a garage.

Guidelines Pools:

- 1.) Must be in the backyard of property.
- 2.) Can be above or below ground.
 - NOTE: Prior to installation plans showing size, materials being used and colors must be submitted to the ACC for written approval.
 - NOTE: Prior to installation contact the City of Champlin Building Department at 763-421-2629 for permit and setback requirements.
 - NOTE: Prior to digging/installation contact Gopher State One at (651) 454-0002.
- 3.) Must have six (6) foot privacy fencing around pool with locking gate.
 - NOTE: Prior to installation plans showing size, materials being used and colors must be submitted to the ACC for written approval.
 - NOTE: Prior to installation contact the City of Champlin Building Department at 763-421-2629 for permit and setback requirements.
 - NOTE: Fencing must be installed simultaneously with pool installation.
 - NOTE: Prior to digging/installation contact Gopher State One at (651) 454-0002.

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Notice to homeowners: All garden sheds and pools that have been installed in Cobblestone Lake Preserve without the prior submittal of plans to the ACC and the written approval from ACC must be removed immediately.

STRUCTURE PLAN APPROVAL FORM
"COBBLESTONE LAKE PRESERVE"
CHAMPLIN, MN

Lot _____ Block _____ Address _____
Home Owner _____
Builder (if other than Home Owner) _____
Plan Number _____

- 1.) Exterior materials of existing home: _____
 a.) Exterior color(s) - include trim _____
 b.) Shingles - type and color _____
- 2.) Type of structure to be built: _____
 a.) Garden Shed _____
 b.) Pool _____
 c.) Fence _____
- NOTE: If pool is checked as structure a fence plan must also be submitted at the same time.
- 3.) Exterior materials of structure to be built: _____
- 4.) Exterior color(s) - include trim _____
- 5.) Shingles - type and color: _____
- 6.) Square Footage of structure to be built: _____

Home Owner: _____ Date: _____

Approved by ACC: _____ Date: _____

Project Manager: _____ Date: _____