

**AMENDMENTS TO
THE DESIGN GUIDELINES
RULES AND REGULATIONS
FOR
THE VALSTATE HOMEOWNERS ASSOCIATION**

As allowed by the Design Guidelines Rules and Regulations for the Valstate Homeowners Association adopted by the Valstate Homeowners Association Board of Directors on September 12, 2005, and updated July 19, 2006, the following amendments are hereby agreed upon by the Board of Directors:

Storage Sheds

Storage Sheds may be permitted and need not be submitted for approval, provided the maximum height of the shed, including roof, does not exceed the height of the immediately surrounding wall(s) or fence(s). Sheds shall have a minimum setback of 5 feet from any rear yard walls.

Sheds whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) must be submitted to the ARC for approval. The shed may be constructed of block or wood and must be painted to match the home, with a roof that is similar in material and color to that of the existing home. Prefabricated sheds will be considered on a case by case basis, provided the color of the shed is close to that of the home and that the appearance of the shed is mitigated by placement and possibly vegetation.

Storage sheds on lots with a view fence may not be placed adjacent to the view fence. The shed must be screened from view with approved plant materials.

Placement of all sheds whose maximum height exceeds the height of the immediately surrounding wall(s) must be approved by the ARC prior to installation.

Flagpoles/Flags

In accordance with ARS §33-1803, as amended by SB 1055 in the 2006 Arizona Legislative Session, flagpoles are allowed for the outdoor display of an official or a replica of a flag of the United States Army, Navy, Air Force, Marine Corps or Coast Guard, the POW/MIA flag, the Arizona state flag, or an Arizona Indian Nations flag, as well as the American flag. All flags must be displayed in a manner that is consistent with the Federal Flag Code (P.L. 94-344; 90 STAT.810;4 United States Code Sections 4 through 10). Residences are allowed one flagpole which shall be attached to the front of the home only for the display of one of the flags allowed from above. No flag shall be larger than 3' X 5'. The flag shall only be displayed from sunrise to sunset.

The above does not apply to model homes where flags, in addition to or other than the flags listed above may be displayed, but only during the time those homes are represented as models.