

# REFERENDUM BALLOT

## Storage Facilities Within Memorial Point

The Deed Restrictions for Memorial Point have historically been interpreted to forbid detached storage buildings of all types including garages (ref. Article 1 & 4(e)). In addition, MPPOA has permitted construction of homes not having a garage.

The result in many cases is clutter, and this is addressed by the Deed Restrictions (ref. Article 12). Americans own a huge variety of "stuff" and IF a garage is available it is often stored there. Until the garage is full - it is then stored in the yard. There are two helpful solutions.

1) Require all future homes built in Memorial Point to have a garage. The Deed Restrictions reference a garage and require a driveway and a culvert under the required driveway (ref. Article 4(a) & 11). This implies there will be a garage.

2) Only IF certain criteria are met, authorize the MPPOA to issue a Waiver to an approved ACC Application for construction of an outside detached Storage Building. For example, IF:

- a. The building is located on the lot and beside or behind the home.
- b. The building is on a solid foundation, preferably concrete or block, and secured.
- c. The siding, color, and roof are of the same material and are color-coordinated with the home, or of a material commonly used for home construction in M.P. (including wood, brick, hardiPlank, vinyl, or metal; properly color-coordinated).
- d. The structure is a closed building with doors.
- e. Yard "clutter" is placed inside the storage building and not in the yard.

This is a Referendum vote only, and is intended to obtain the opinion of the Property Owners of Memorial Point and provide guidance to the MPPOA Board of Directors. It does not change the provisions of the Deed Restrictions, but allows discretion by the board as permitted by the D.R.'s. (ref. Article 4).

**1) REQUIRE A GARAGE FOR ACC APPROVAL OF ALL NEW HOME CONSTRUCTION?**

Yes \_\_\_\_\_

No \_\_\_\_\_

**2) AUTHORIZE THE MPPOA TO ISSUE AN ACC APPROVAL & WAIVER FOR DETACHED STORAGE BUILDINGS IF THE ABOVE BUILDING CRITERIA IS MET?**

Yes \_\_\_\_\_

No \_\_\_\_\_

**Reference:** Deed Restrictions for Memorial Point, Polk County, Texas Vol. 253, PP. 545 - 551.