



Worthington Owners Association
PO Box 1504
Southaven, MS 38671

Worthington Owner Association
Addendum #1 to the Covenants

Outside Structures - AC Guidelines (March 2005 - amended December 2008, June 2018 August 2019)

In an attempt to clarify the rules and regulations outlined in the Associations covenants that refer to the subject of any outside structure, including "*storage buildings*", the Board of Directors (BOD) of the Worthington Owners Association (WOA) has approved the following guidelines for its membership. The Architectural Committee (AC) of the WOA is charged with compliance notification to members in violation of the guidelines while the WOA's BOD has the responsibility for enforcement of penalties. All references to the Covenants (COV) are found in the legal document covering these matters dated September 25th 2003.

- A. Under no circumstances shall an owner install or erect an outside structure of any type without obtaining prior approval in writing from the AC of the WOA. This restriction is clearly spelled out by the covenants in Section 14.2. Failure to receive the AC's approval will result in the AC and the BOD taking whatever legal actions allowed by the covenants in cases of this type.
- B. Any outside structure is never to be used as part of a residence.
- C. Approval for the installation or erection of any outside structure shall comply with the Covenants and be guided by following statements;
 - 1. Only one (1) outside structure shall be approved per lot.
 - 2. The structure shall be located in a fashion that is square with surrounding structures.
 - 3. New fences must meet the standards as set forth in the covenant requirements regarding fences **and be constructed "smooth side out"**. (see COV Sec. 12.6)
 - 4. Portable Storage Buildings are not permitted. (see COV Sec. 12.5)
 - 5. Building size is limited to 12'x12'.
 - 6. Foundations must be constructed either on a concrete slab, concrete blocks or wooden skids so that the floor of building is not in contact with earth.
 - 7. Building walls shall not exceed 8' in height and no portion of the roof at its highest point shall be more than 10' in height.
 - 8. Roof pitch and design are at the owner's discretion.
 - 9. The outside structure itself must use matching masonry, siding materials, and roof shingles whose primary building materials and respective colors mirror those utilized on the owner's main structure. Masonite siding resembling that used in construction of the existing home is also acceptable.
 - 10. The satellite dish width is reduced to six inches (6") from 24 inches (24") in COV Sec. 12.5. There can only be one (1) satellite dish per residence unless the AC committee approves multiple. AC approval is required and all obsolete equipment must be removed.
 - 11. All required city permits must be filed and approved by the City of Southaven prior to construction. One (1) copy of applicable city approved permits must be sent to the Worthington Home Owners Association, PO Box 1504, Southaven, MS 38671, prior to the start of construction.