

Addendum to the Pine Creek Community Guidelines:

The following requirements apply to all lots within Pine Creek Filing No. 18A, also known as Oak Grove. They do not apply to any other lots within Pine Creek.

Play and Sports Equipment- Addendum to Section 2.12:

On lots 1-8, all play structures and sports equipment must be out of easements and between the house and landscape buffer trees. On lots 15-24, all play equipment must be out of easements and must accommodate existing grade. Placement of all play and sports equipment in all rear yards may be further restricted by the ARB to maintain City Planning approval of the neighborhood.

Rear Yard Landscaping for Lots 1-8- Addendum to Section 2.13:

Lots 1-8 will have a 35' easement from the rear property line into the yard. The first 15' is designated as a drainage and public improvement easement. The remaining 20' will act as a landscaping buffer from adjacent lots in Filing #15. See the attached detail for the following requirements:

Drainage and Public Improvement Easement:

The first 7'-6" of the drainage area will be installed by the Builder/Developer and consist of 5' of 3-5" cobble stone, a 30" concrete drainage swale, and an 11' -6" long portion of view fence, which will be perpendicular to the swale. The remaining 7'-6" must be sod only, no plantings or structures, and will be installed by the homeowner.

Landscape Buffer:

The 20' landscape buffer must also be all sod and will be installed by the homeowner. In addition, a total of 4 trees are to be located along the width of the rear yard for the purpose of creating a visual buffer from adjacent Lots in Pine Creek Filing No. 15. These trees will be purchased by the Developer through the use of an appointed agent from a selected nursery. All trees will meet the size requirements as stated in Section 2.13.3 of the Pine Creek Community Guidelines. The homeowner is responsible for selecting three deciduous trees and one evergreen tree from the designated list as provided on the attached detail. The homeowner is also responsible for the installation of these trees and any desired warranties.

Transition Zone for Lots 15-24- Addendum to Section 2.14:

As a result of unique grading conditions, Lots 15-24 will **not** be required to implement a Transition Zone as is typically required in Section 2.14.3. Rock is strongly encouraged in this area as well as sod if the slope is less than 4:1 (reference Section 2.13.8). In addition, retaining walls are strongly discouraged on these lots as they may impede access to the park and pose other drainage concerns with the exception of walls provided by the builder. Existing walls installed by the builder are specifically designed to slow drainage flow while providing exit points at the stairs leading up to gates. Landscaping around these walls shall be adequate enough so as to prevent erosion and support the slowing of drainage flow. Dense planting (1'-2' on-center) within rock/wood mulch beds on the tiered portion of the walls are required.

Fencing- Addendum to Section 2.15:

Interior lot fencing shall be permitted in Oak Grove with the following criteria:

1. Fencing on Lots 1-14 shall be cedar fencing and shall match existing community fencing that borders the rear property line. For lots 1-8, the Developer will provide a wooden post

which shall be used to adjoin fencing (see attached detail). Please reference Section 2.15.1 for additional fencing requirements.

2. Fencing on Lots 15-24 shall be open view fencing 5' in height to match the existing fence along the perimeter of the park. Please reference Section 2.15.2 for additional fencing requirements.


Adopted this 27th day of July, 2007 as an updated amendment to the Community Guidelines dated February 15, 2004, by the Architectural Review Board in accordance with Section 9.3 (a) of the Declaration of Covenants, Conditions and Restrictions for Pine Creek Village at Briargate. This amendment reflects updated Section references in accordance with the revised Community Guidelines (dated February 15, 2004). This amendment applies only to lots within Pine Creek Filing No. 18A.



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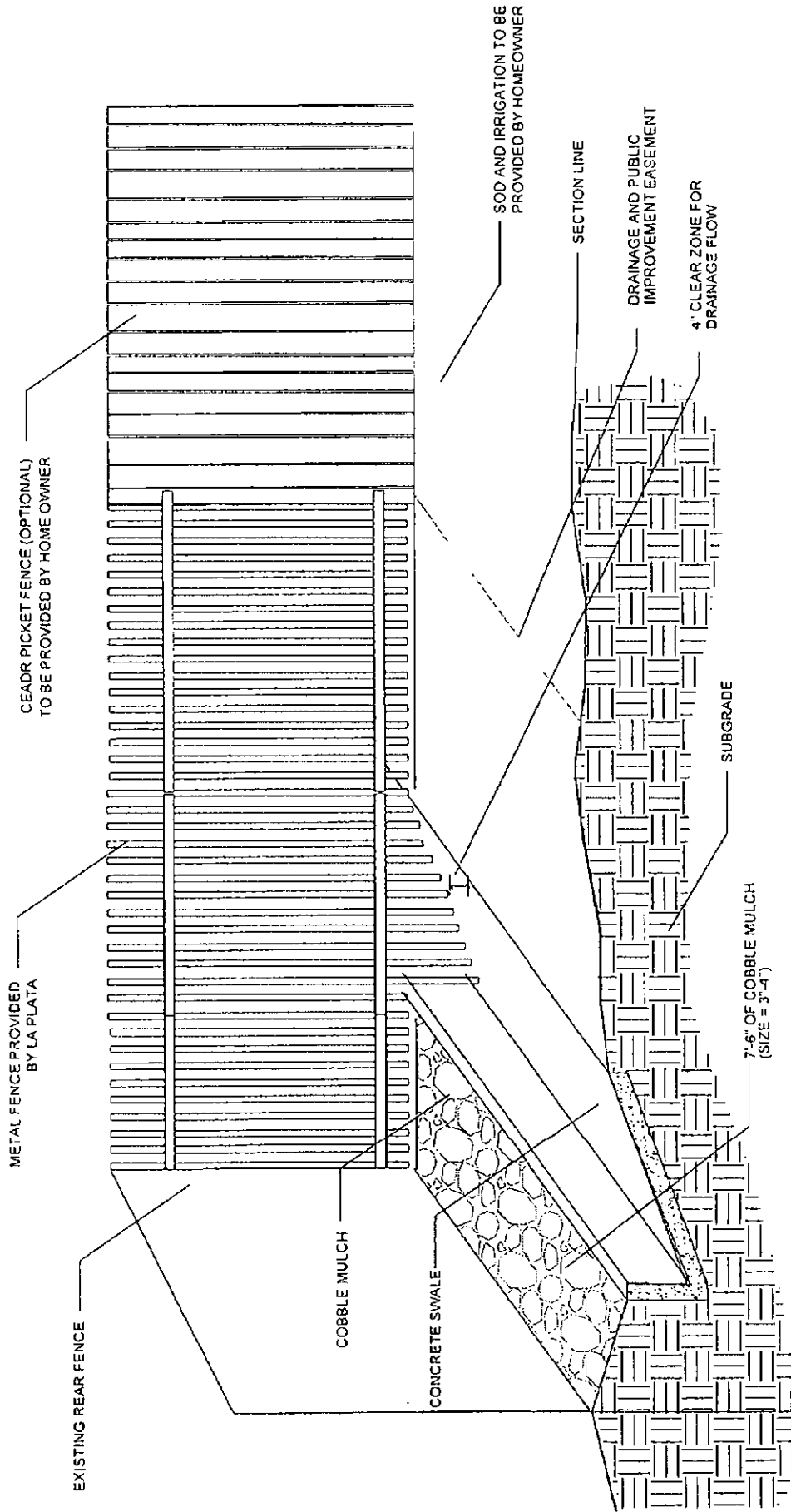


Linda Skalla
Landscape Superintendent



Rachel Stubblefield
Residential Team Manager

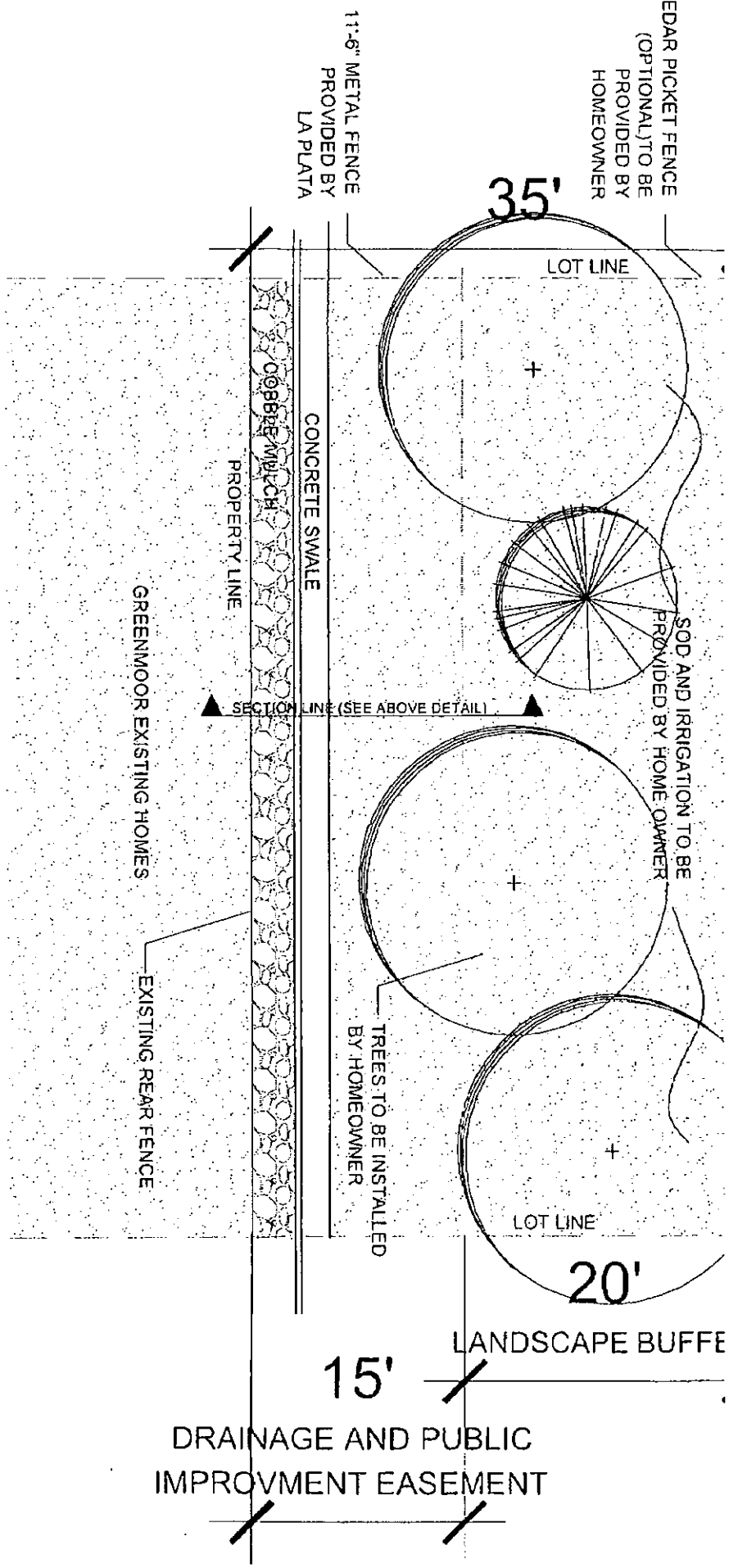
SECTION/PERSPECTIVE FOR OAK GROVE REAR YARD BUFFER (TYP)



TYPICAL LANDSCAPE PLAN FOR BUFFER

CEDAR PICKET FENCE
(OPTIONAL) TO BE
PROVIDED BY
HOMEOWNER

SOD AND IRRIGATION TO BE
PROVIDED BY HOMEOWNER



REQUIRED PLANT LIST:

TREES: LANDSCAPE BUFFER TREES TO BE PROVIDED BY LA PLATA INVESTMENTS, LLC

* HOMEOWNERS WILL CHOOSE 3 DECIDUOUS AND ONE EVERGREEN TREE.

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	KEY:	CLASS	MATURE WIDTH	PLANTING SIZE:	NOTES:
 DECIDUOUS	FA		Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	4S	C	20'-30'	2.5" caliper	B&B
	FP		Acer x Freemamii	Autum Blaze Maple	45AD	BH	30'-40'	2.5" caliper	B&B
	QM		Quercus macrocarpa	Burr Oak	4DA	C	40'-60'	2.5" caliper	B&B
 EVERGREEN	PN		Pinus nigra	Austrian Pine	45678D		10'-20'	8'-10' tall	B&B
	PP		Pinus ponderosa	Ponderosa Pine	568DA	CB	15'-35'	8'-10' tall	B&B