

Addendum No. 5 to the Design Guidelines:

The following requirements apply to all lots within Filing No. 33, also known as Pinecrest (Note: Please refer to Lot Purchase Contract for definition of “Custom Home” and home size ranges).

Addendum to Section 2.5.2 Building Setbacks: (Pg. 2-15)

In order to maintain an open streetscape and maximize the opportunity for front yard landscaping, the minimum front setback shall be 30 feet (Lot 23 shall be 20 feet), measured from the front property line, unless lot constraints exist as determined by the ARB. Staggered front setbacks on adjacent lots are strongly encouraged. The ARB reserves the right to request that the front setback of a home be adjusted based on the approved placement of homes on adjacent lots. The minimum side and rear setbacks, measured from the property line, shall be 10 feet and 25 feet, respectively, except where shown otherwise on the development plan.

Addendum to Section 3.3 Building Massing: (Pg. 3-12)

Homes constructed on lots 3, 4, 8, 10, 12-14, 17, 20-21, 23-24, 27, 29, 30, 36, 38, 41 in Filing No. 33 shall be ranch restricted.

Addendum to Section 3.5.1 Building Elevations: (Pg. 3-18)

Homes shall be constructed with 4-sided architecture and shall comply with the following requirements:

- a. Rear and side elevations shall have significant architectural detailing similar to the front elevations.
- b. Homes shall include an adequate amount of architectural detail to avoid the exposure of any large, unbroken mass of exterior wall. Acceptable solutions include the use of glazing or other significant architectural elements.
- c. Decks placed on the rear elevation of homes shall be a minimum of one-third the width of the rear elevation, having columns a minimum of 10” in section (or larger at ARB discretion), integrated through the railing.
- d. Unbroken, single-sloping rooflines shall be prohibited. Acceptable solutions include offsetting rooflines, dormers, gable elements or additional ridgelines.

Addendum to Section 3.6.2 Roof Materials: (Pg. 3-28)

Approved roof materials must maintain a lifetime warranty and be of concrete tile or slate. Copper and standing seam metal will be reviewed on a case-by-case basis. No composition or asphalt-based roof material shall be permitted.

Addendum to Section 3.6.3 Wall Materials-Type and Application (Pg. 3-28)
Siding materials are not permitted.

Addendum to Section 4.7.1 Village View Fences and 4.7.4 Lot Fences: (Pg. 4-15)

Interior lot fencing shall be permitted in Pinecrest based on the following criteria:

1. All fencing shall be open view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course and common area. No wire mesh or other material may be used in addition to the steel fence material.
2. Fencing shall be located in the rear yard, minimizing the visibility of the fenced area to the front of the home. The fence area shall be attached to the home and shall not be permitted along property lines. The maximum height of interior yard fencing shall be 4'. Fencing shall not extend beyond the widest part of the home and within 20' of the rear property line.
3. The color of the view fencing shall be green (Kwal 8596N "Olympic Pine") to match the golf course perimeter fencing.
4. The proposed enclosed area shall not exceed 1,000 square feet unless extenuating lot circumstances exist which would permit a larger enclosed area that does not overwhelm or otherwise unreasonably encroach upon the adjacent property(s) in the sole opinion of the Architectural Review Board.
5. The Architectural Review Board reserves the right to require additional landscape on the exterior of the view fence to minimize the visual impact.

Privacy screening for the purpose of screening an outdoor privacy area such as a hot tub or patio area may be approved based on the following criteria:

1. Privacy screening shall be located in the rear yard only and shall be attached to the home. The design shall be integral with the overall architecture of the home.
2. Materials used must compliment the exterior materials of the home. Wood material, if used, must incorporate a trim element and a cap; no "dog eared" fencing will be permitted for this use. All wood elements must be painted or stained to match the portion of the home to which the screen is adjacent.
3. A privacy-screened area shall be limited to 400 sq. ft. and shall not extend beyond the widest part of the home.

4. The ARB reserves the right to require additional landscape planting adjacent to privacy screening to blend the structure into the rear yard landscape and minimize its visibility.

Addendum to Section 4.7.7 Retaining Wall Materials: (Pg. 4-26)
Wood materials are not permitted for retaining wall use.

Addendum to Section 4.8 Lighting: (Pg. 4-27)
Residential yard lights shall be placed approximately 4' behind the sidewalk on the front door side of the driveway. All yard lights installed in Pinecrest shall be "Tuscany Brown" in color (model OX-9066J).

Adopted this _____, 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 addendum supersedes any conflicted direction given in the referenced sections of the Pine Creek Design Guidelines, dated November 17, 2000.

Steve Moorhead, ARB

Mark L. Loeb
