

Addendum to the Community Guidelines:

The following requirements apply to all lots within Filing No. 25, also known as The Promontory:

Addendum to Section 2.9:

Accessory structure such as a garden shed, utility shed, greenhouse or garage that are detached from the main structure are prohibited. The size of an attached structure, if approved, shall be determined on a case by case basis depending on the visual impact to the golf course, common area or village roadway but shall not exceed 120 sq.ft. The ARB reserves the right to impose additional use restrictions to ensure the upgrade appearance of rear yards.

Addendum to Section 2.10:

Play structure and sports equipment placement in rear yards adjacent to the golf course, village roadway and common areas may be further restricted by the ARB to maintain an upgrade appearance.

Addendum to Section 2.11:

Wood materials are not permitted for construction of retaining walls.

Addendum to Section 2.12:

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

1. 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.
2. All fencing shall be open view fencing to match the fence installed along the perimeter of the Pine Creek Golf Course. No wire mesh or other material may be used in addition to the steel fence material.
3. The color of the fencing shall be green (Kwal 8596N "Olympic Pine") to match the golf course perimeter fencing and minimize the visual impact of the fence by blending it into the landscape.
4. The proposed enclosed area shall not exceed 600 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 and shall be attached to the home, integrated into 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 closer than 10' to the side property line.
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 2.13:

Residential yard lights shall be placed approximately 4' behind the sidewalk on the front door side of the driveway. All yard lights shall be Tuscany Brown in color (model OX-9066J).

Adopted this 22nd day of February, 2000, as an updated amendment to the addendum dated August 31st, 1999, 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 14, 2000).