

## **Addendum to the Community Guidelines:**

The following requirements apply to all lots within Pine Creek Filing No. 9 Phase A also known as Sage Hill Greens:

### Addendum to Section 2.9

Accessory structures 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 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 and sports equipment are prohibited due to the visual exposure of yards to the golf course, adjacent village roadways, and common areas.

### Addendum to Section 2.12

Owners may, upon approval by the Architectural Review Board (ARB), install rear yard fencing for the purpose of private outdoor living area based on the following criteria:

1. 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. (Fence specifications are available from the ARB or Management office.)
2. The fenced area shall be limited to the rear yard and shall not extend beyond the widest part of the home. The fenced area shall not extend more than 12 feet beyond the rear of the home, nor shall it exceed 500 sf in total fenced area. The maximum height of fencing shall be 4 feet.
3. The fence shall be painted to match the body color of the home in order to integrate the fence into the overall scheme of the home. The ARB reserves the right to require additional landscape on the exterior of the fence to minimize the visual impact.
4. It is strongly encouraged that the boundaries of the fenced area include only that in which a patio is installed or a patio with planting bed(s) installed and maintained by the owner, avoiding the enclosure of landscape maintained by the Association. The Owner accepts full responsibility for maintaining all landscape interior to the fenced area. The ARB reserves the right to deny approval if the fenced area incorporates a sodded area of the landscape due to potential difficulties in servicing the maintenance needs of the landscape and/or the irrigation system due to fence restrictions.
5. The Owner accepts full responsibility for maintenance of the fence, including periodic repainting of the fence, keeping it in good condition so as not to detract from the appearance of the property.

Dog Run: Owners may submit a plan for ARB approval for a dog run in accordance with the guidelines set forth in the Community Guidelines; however, it is to be understood that the Owner takes full responsibility of maintaining the area inside the dog run.

### 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 lamps installed in Sage Hill Greens shall be Quoizel "Oxford" model OX-9066BA "Antique Black".

Adopted this 1<sup>st</sup> day of May, 2001, 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.