

*******SPECIAL NOTICE*******

**COWAN CREEK HOA COVENANTS
ARTICLE X, ARCHITECTURAL REVIEW COMMITTEE**

January 11, 2022

This notice is hereby given to all lot owners of Cowan Creek Home Owners Association in relation to fencing. A previous Special Notice was provided to Home Owners on October 23, 2017 reflected in **Appendix I**, pertaining to privacy fences. However, on February 11, 2021, the Board held a vote via email to amend the previous notice to allow an alternate fencing option. The email along with official votes can be found in **Appendix II**. The proposal was passed by majority vote consisting of 54% Yay, 3% Nay and 43% Abstained. Therefore, lots 15,16,20,21,22,30,31, and 32 that border the North and East Common Areas are allowed both fencing options designated in **Appendix III**.

If a lot owner desires to construct, replace and/or change the lot's fencing, the requirements listed in **Appendix IV** must be met and approved by the Architectural Review Committee. It is the Board's intention to continue to maintain the desire of the developer of the subdivision, Berg Cowan Development, LLC, to construct fencing with similar material and design.

Cowan Creek Home Owners Association, Board of Directors:

Jimmy Miller, President
Larry Duke, Vice President
Blake Rome, Secretary/Treasurer
Stacy Vandlandingham, Board Member
Mary Kathryn Russell, Board Member

Architectural Review Committee:

Gary Wolf
Don Caviness
Jennifer Miller

Appendix I

“October 23, 2017 Special Notice”



*****SPECIAL NOTICE*****

COWAN CREEK HOA COVENANTS ARTICLE X, ARCHITECTURAL REVIEW COMMITTEE

October 23, 2017

This notice is hereby given to all lot owners of Cowan Creek Home Owners Association in relation to privacy fences. If a lot owner desires to construct a wood fence around their lot, certain requirements must be met before the Architectural Review Committee will approve their request. The developers of this subdivision, Berg Cowan Development, LLC, have desired that the construction used for wood fencing should be similar in material and design with the current exterior fencing installed by the developer on the perimeter of Cowan Creek subdivision. Further, they have directed that should fence be of wood construction the color must be “Sierra” (Code #808406) by: Stain Coat. This requirement is to insure that the exterior wood fencing in this community be uniform so as to project a consistence appearance.

Cowan Creek Home Owners Association, Board of Directors:

Barbara Edwards, President
Larry Duke, Vice-President
Anna Smira, Secretary-Treasurer
Pat Grant, Board Member
Brad Wendland, Board Member

Architectural Review Committee:

Debbie Duke, ARC Chairman
Kevin Byrd, ARC Member
Brad Wendland, ARC Member

Appendix II

“February 11, 2021, Vote”

HOA Vote February 11, 2021 Fence Amendment

Name	Lot/Address	Yay	Nay	Abstain
Omair Faress & Zinab Alabed	Lot 1/ 202 Cowan Creek Drive	x		
Dee Harris	Lot 2/ 204 Cowan Creek Drive	x		
Isela Martinez	Lot 3/ 206 Cowan Creek Drive			x
Marlin & Lydia Jordan	Lot 4/ 208 Cowan Creek Drive			x
Don & Janeen Caviness	Lot 5/ 210 Cowan Creek Drive		x	
Christian Cowan Builders	Lot 6/ 212 Cowan Creek Drive	x		
Christian Cowan Builders	Lot 7/ 214 Cowan Creek Drive	x		
George & Venus Saavedra	Lot 8/ 216 Cowan Creek Drive			x
Terry & Tricia Jones	Lot 9/ 218 Cowan Creek Drive			x
William & Alicia Ainsworth	Lot 10/ 220 Cowan Creek Drive			x
Stephanie Allen	Lot 11/ 222 Cowan Creek Drive			x
Ignatius & Sheila Thomas	Lot 12/ 224 Cowan Creek Drive	x		
Ben & Mary Kathryn Russell	Lot 13/ 226 Cowan Creek Drive	x		
Kendall Brown	Lot 14/ 228 Cowan Creek Drive			x
Larry & Debbie Duke	Lot 15/ 225 Cowan Creek Drive	x		
Gary & Judy Wolf	Lot 16/ 223 Cowan Creek Drive	x		
Jimmy & Jennifer Miller	Lot 17/ 221 Cowan Creek Drive	x		
Stacy Vandlandingham	Lot 18/ 500 E Cowan Creek Cove	x		
Jimmy Cole	Lot 19/ 502 E Cowan Creek Cove			x
Kevin & Gentry Byrd	Lot 20/ 504 E Cowan Creek Cove	x		
Teresha Moore	Lot 21/ 506 E Cowan Creek Cove			x
Dave & Allison Fryant	Lot 22/ 507 E Cowan Creek Cove	x		
Catherine Chokuba	Lot 23/ 505 E Cowan Creek Cove			x
Gary & Anne Pendergrass	Lot 24/ 503 E Cowan Creek Cove			x
Blake & Dees Rome	Lot 25/ 501 E Cowan Creek Cove	x		
Aaron & Allison Wallace	Lot 26/ 400 W Cowan Creek Cove	x		
Donna Howell	Lot 27/ 402 W Cowan Creek Cove	x		
Rodney & Kashea Rogers	Lot 28/ 404 W Cowan Creek Cove			x
Lutaya Stewart	Lot 29/ 406 W Cowan Creek Cove			x
Gian & Karen Petrignani	Lot 30/ 408 W Cowan Creek Cove			x
David & Amy Taylor	Lot 31/ 410 W Cowan Creek Cove	x		
Jerry & Pat Grant	Lot 32/ 411 W Cowan Creek Cove	x		
Dan & Anna Smira	Lot 33/ 409 W Cowan Creek Cove			x
Willie Evonne Berry	Lot 34/ 407 W Cowan Creek Cove	x		
Paul & Cara Edwards	Lot 35/ 405 W Cowan Creek Cove	x		
Christian & Wendy Pruett	Lot 36/ 403 W Cowan Creek Cove	x		
Denson Fletcher	Lot 37/ 401 W Cowan Creek Cove			x
TOTAL		20 (54%)	1 (3%)	16 (43%)

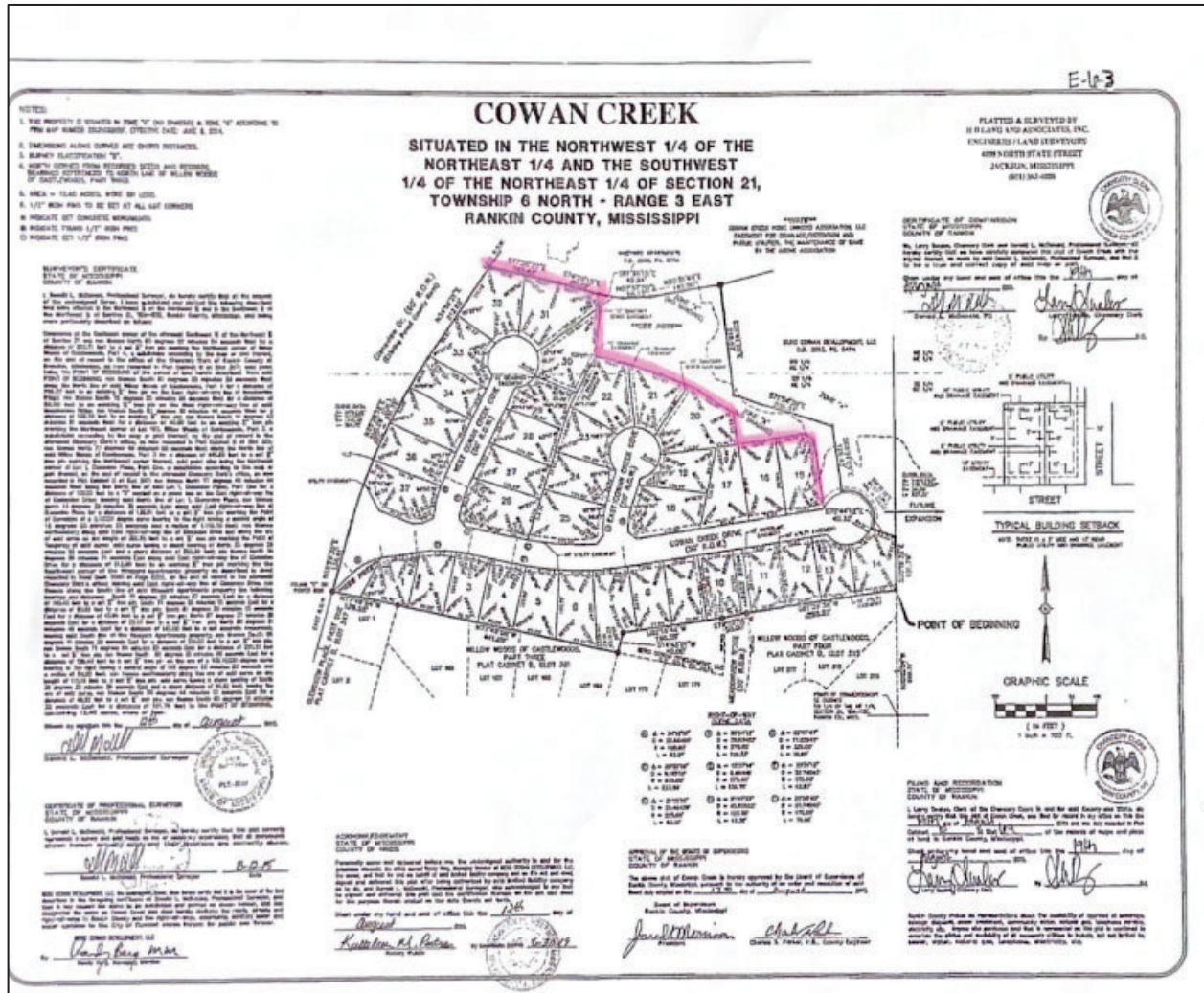
Appendix II Continued
“February 11, 2021, Vote”

See Attached Email Log

17 Pages

**Email Log has been removed for
Homeowner's Privacy. Please contact
the Board for a copy.
-Blake Rome, Secretary & Treasurer**

“Map of Lots”



Appendix IV

“Fence Specifications”

Wood Constructed Fence Requirements:

All lots available to construct such fence.

Should be similar in material and design with the current exterior fencing installed by the developer on the perimeter of Cowan Creek Subdivision. The fence stain color must be “Sierra” (Code #808406) by: Stain Coat.

Metal Constructed Fence Requirements:

Only lots 15,16,20,21,22,30,31, and 32 are allowed to construct such metal fencing.

Ameristar Montage Majestic 3 rail 6ft by 8ft fence panels with standard 4” picket air space. Any gate installed should match the above specifications including a 48” flat top. Post should be 6x6 nominal (5.5x5.5) flat top wood post separating fence panels stained to comply with wood constructed fence. (Sierra Code #808406 by Stain Coat)

Square Chamfered shaped non solar or solar powered lighted post caps, black in color matching fence panels.

