Amended Article V, Section 5.9 of the Covenants and Restrictions

Section 5.9 Fencing. The subsection is applicable to all Lots except those Lots which are used for a sales office or model home by a Builder, the Exempt Builder or Declarant. No, fence, wall, hedge, or shrub planting higher than eighteen (18) inches shall be permitted between the front property line and the front building set back line except where such planting is part of Residence landscaping approved by the Committee and the prime root thereof is within six (6) feet of the Residence. Trees shall not be deemed “shrubs” unless planted in such a manner as to constitute a “hedge”. All plans for approval of fencing which are submitted to the Committee shall identify all corners of the subject Lot, as determined by a licensed surveyor, and the Lot Owner shall be responsible for installing the fence in accordance with the approved plans. All fencing on a Lot shall be black wrought-iron or black aluminum, uniform in height and style. No fence or wall shall be erected or maintained on or within any Landscape Easement except such as any be installed by Declarant and subsequently replaced by the Association in such manner as to preserve the uniformity of such fence or wall. No fence may be erected on a Lot without prior approval of the Committee, which shall approve or disapprove the location of all fences. The Committee may establish further restrictions with respect to fences, including limitations on (or prohibition of) the installation of fences in the rear yard of a Lot abutting a Pond and design standards for fences. Each Owner shall properly maintain, mow, and trim grass on all portions of such Owner’s Lot, including the portions of the Lot located on the other side of a fence installed upon such Lot.

Residents who have exterior wood structures including but not limited to: fences and decks, must stain the wooden surface. New structures must be stained within 18 months of construction. Residents who already have an existing structure need to stain the wood surface by July 1, 2015. To ensure that appropriate colors are used, residents must submit their color to the Board of Directors for approval. Residents who fail to comply will be subject to the Board of Directors hiring a company to stain the structure and paying for the hired fees at cost.