

**THE COMMON AT SINNOTT FARM
RULES AND BYLAWS**

AMENDMENT D-1

**PLANTINGS, LANDSCAPING,
OUTSIDE STRUCTURES AND FENCING**

Purpose: To clarify and make reasonable the rules regarding the care and maintenance of the homeowner's exterior property (plantings, landscaping, outside structures and fencing) within the community of Sinnott Farm.

All additions and removals of plantings in the *association-owned common areas* are determined solely by The Common at Sinnott Farm Board of Directors.

Proposed: Homeowners may modify their personal exterior property with plantings, landscaping, outside structures, and/or fencing at the individual home sites within The Common at Sinnott Farm by complying with the following steps:

1. Plantings
 - a. No approval is required for the addition of any annual or perennial plant, shrub, or tree.
 - b. Nuisance and invasive species (such as the cottonwood tree and purple loosestrife, respectively) are not permitted.
 - c. Approval from the Covenant Committee* is required to remove any living tree from the homeowner's property prior to the removal.

2. Landscaping
 - a. The construction of new patios, walkways, or walls requires the approval of the Covenant Committee* prior to the start of the project.
 - b. Structures such as trellises, pergolas, lattice works, or archways require the approval of the Covenant Committee* prior to the start of the project.

3. Outside Structures
 - a. The following projects or construction require the approval of the Covenant Committee* prior to the start of the project.
 - Deck structures, either raised or at ground level
 - Small buildings such as sheds, gazebos, playscapes or playhouses
 - Ornamental items, including but not limited to, installing wishing wells, small windmills, flagpoles, or benches
 - b. Semi-permanent outside structures do not require approval.
 - Semi-permanent structures include: screened-in sitting areas, canopies, and other seasonal structures.
 - Such structures must be in good repair.
 - Homeowner must disassemble and remove such items within a reasonable time after last usage.

4. Fencing and delineation of property line
 - a. Delineation of any type, artificial or living, of the homeowner's property line is forbidden — in keeping with the plan for "land ownership in attractive surroundings with abundant open space" as defined in the original Public Offering Statement of The Common at Sinnott Farm as a Planned Common Interest Community.
 - b. Ornamental, decorative, protective, and any other type of fencing used for garden edging requires approval of the Covenant Committee prior to installation.

*Fence must be maintained in good repair.

*If seasonal, homeowner must disassemble and remove fence within a reasonable time after last usage.

- c. Animal enclosures such as doghouses, enclosed animal runs, or any other enclosure used to maintain pets or animals are not acceptable.

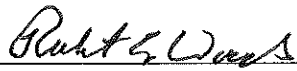
* Approval from the Covenant Committee may be completed via the contact email address listed on the Association website at <http://www.sinnottfarm.com>, or by mailing your request through the U.S. Postal Service no later than two weeks prior to the date of action.

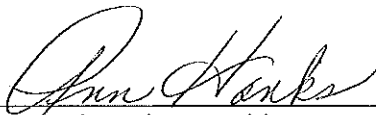
Failure to follow the simplified stipulations as listed above will result in a fine of \$25.00 per day for each day the unauthorized work exists without seeking approval of the Covenant Committee through the proper channels.

The Covenant Committee must be notified prior to the start of any major outside project, including major landscaping planting projects.

Violations may be reported to The Common at Sinnott Farm Covenant Committee through the association website.

THE COMMON AT SINNOTT FARM, INC.

Approved: 
Robert Woods, President

Approved: 
Ann Hanks, Vice President

Date: 2/21/12

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