

THE PARKS' HOMEOWNERS' ASSOCIATION

AMENDMENT 1 TO THE DESIGN GUIDELINES

UNDER PARAGRAPH 4, DESIGN AND CONSTRUCTION GUIDELINES, SUBPARAGRAPH 4.15, FENCES AND WALLS, ADD:

Estate Lotes 118, 119, 120, 158 through 163, and Lots 193 through 204 shall be the only Estate Lots allowed good neighbor cedar fencing. These Estate Lots are subject to the following fence restrictions:

- All rear yard fencing shall be placed on the lot line of said property with good side out and contiguous with neighboring fencing including height and location.
- Fence style shall be Design #3 as called out in the Design Guidelines.
- All fencing shall be stained with semi-transparent Sherwin Williams Brand color stain # BCC 17557 Mushroom.
- Side yard and rear yard fencing shall not exceed five (5) feet in height except the fencing facing Goose Lake Way, Crescent Lake Drive, Davis Lake Loop, Fisher Lake Lane, and Cultus Lake CT, shall not exceed 4 feet in height.
- Gate locations must be included in the submitted plans. Gates will be allowed facing Davis Lake Loop, Fisher Lake Lane, and Cultus Lake Ct. and shall not exceed 4 feet in height. Not gates will be allowed accessing common properties.
- Garage side fencing cannot extend forward past the garage and fencing between homes must be built to the same return location so it appears to be an even line.
- The construction of the fencing shall be an eight-foot panel, good-neighbor style fencing only except on rear yard or street-facing fencing which will be constructed with the good side out.

Estate Lots 173 through 176 are not allowed fencing. Estate Lot 151 is only allowed a fence abutting the alley.

UNDER PARAGRAPH 4, DESIGN AND CONSTRUCTION GUIDELINES, SUBPARAGRAPH 4.15, PAGE 12, FOURTH PARAGRAPH, CHANGE THE LAST BULLETED ITEM AND ADD:

- Side yard fences are allowed between Lots 75 and 76; 115 and 116; and 152.

Adopted 10/30/05

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AMENDMENT 2 TO THE DESIGN GUIDELINES

UNDER APPENDIX C – ADDITIONAL CUSTOM LOT DESIGN CRITERIA ADD:

FIRST PARAGRAPH:
LOT 177...

AND AFTER PARAGRAPH 12:
13. No fences shall be allowed.

Adopted 01/06