



**THE HOMESTEAD AT CARROLLTON, PHASE I
HOMEOWNERS' ASSOCIATION, INC.**
(the "Association")

ARCHITECTURAL STANDARDS BULLETIN 4.5-3: FENCE MAINTENANCE

WHEREAS, pursuant to Article Four, Section 4.5 of the Declaration of Covenants, Conditions and Restrictions for The Homestead at Carrollton, Phase I (the "Declaration"), the Architectural Control Committee (the "Committee") for the Association is authorized to publish and promulgate bulletins regarding architectural standards which shall be fair, reasonable and uniformly applied; and

WHEREAS, pursuant to Article Nine, Section 9.4 of the Declaration provides, in pertinent part, that homeowners shall maintain the exterior of all buildings, fences, walls and other improvements on each Lot in good condition and repair; and

WHEREAS, the Committee has determined it is in the best interests of the community to promulgate an architectural stand governing the manner in which to maintain fences on each lot; and

WHEREAS, the Committee, with the unanimous consent of the Board of Directors of the Association (the "Board"), has approved the following standard regarding fence maintenance.

NOW, THEREFORE, the Committee and the Board have adopted the following standard which will clarify Section 3.11 of the Declaration as it relates to the required height of fences:

In maintaining the appearance of a fence, and keeping it compatible to neighboring fences, all wood fences must be stained or painted in brown, cedar, redwood or comparable color, or "raw" with no stain. All repaired fence pickets and posts must match the rest of the fence; therefore, any unstained fences must be completed replaced or painted to ensure all fence pickets and posts match the rest of the fence.

IT IS HEREBY RESOLVED that this Architectural Standards Bulletin is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

Date: _____

ARCHITECTURAL CONTROL COMMITTEE

HOA BOARD OF DIRECTORS CONCURRENCE
