

The Farm Landscape and Home Improvement Guidelines: Addendum No. 1

The following requirements apply to all 19 lots on Count Fleet Court within The Farm, referred to herein as *Count Fleet Court*:

Addendum to Section 3.12 ‘Sheds and Accessory Structures’ of The Farm Landscape and Home Improvements Guidelines:

Accessory structures are not permitted in Count Fleet Court. Accessory structures include, but are not limited to garden or utility sheds, greenhouses, detached garages, pergolas, and gazebos.

Addendum to Section 3.13 ‘Hot Tubs and Pools’ of The Farm Landscape and Home Improvement Guidelines:

3.13.1 Design Requirements

Pools are not permitted in Count Fleet Court. Hot tubs are permitted for all lots on Count Fleet Court. However, due to the rear yard exposure (rear yards adjacent to street) for Lots 1-10 on the north side of Count Fleet Court, hot tubs are only permitted when incorporated into the lower-level walkout patio/deck. Hot tubs are permitted on both upper decks and patios for Lots 11-19 on the south side of Count Fleet Court. Hot tubs cannot be freestanding in any other location on the homeowner’s lot. Hot tubs must visually compliment the residence in color so that the hot tub does not unduly contrast with the home. Screening, including landscape buffers, will be required to minimize visual impact. Location and screening must be approved by the The Farm Design Review Board (DRB).

3.13.2 Location

Hot tubs are permitted in rear yards only. Hot tubs can be located on either decks or patios with some restrictions (Please refer to the addendum of *3.13.1 Design Requirements* above for Lot restrictions on hot tub locations).

Hot tubs must be located to minimize visual impact and potential nuisances to adjacent properties or common area. Hot tubs will be required to have additional landscape screening. This required screening will be designed and installed by an HOA-designated landscape company and will blend with the existing HOA-maintained landscaping. The cost to install the landscape screening will be incurred by the homeowner who is choosing to install the hot tub. Any landscape screening installed by the homeowner for the purposes of screening a hot tub will be maintained by The Farm HOA.

Addendum to Section 3.14 ‘Play and Sports Equipment’ of The Farm Landscape and Home Improvements Guidelines:

Exterior play and sports equipment is not permitted on Count Fleet Court in The Farm.

Addendum to Section 3.15 'Vegetable Gardens' of The Farm Landscape and Home Improvements Guidelines:

Vegetable Gardens are permitted. However, they are restricted to above-ground containers located only on the homeowner's patio or deck. Due to the predetermined landscaping in Count Fleet Court, in-ground gardens are not permitted in the front or rear yards of the lots. There can be no more than two garden containers on a homeowner's deck or patio. A picture of the container must be provided to the DRB for approval during the application process.

Addendum to Section 3.17 'Lighting' of The Farm Landscape and Home Improvements Guidelines:

Due to the predetermined landscaping in Count Fleet Court, landscape lighting and yard lamps to be installed by the homeowner are not permitted in Count Fleet Court.

Addendum to Section 3.3 'Decks & Patios' of The Farm Landscape and Home Improvements Guidelines:

Extensions of patios or decks are permitted. Proposed extensions of patios or decks must be approved by the DRB and must adhere to City Zoning Code setback requirements. The homeowner will be responsible for the cost of installation and maintenance of the extension of a patio and/or deck. The homeowner will also be responsible for any damage to HOA-maintained improvements, landscape and/or irrigation caused by the installation of deck/patio extensions.

Addendum to Section 4 'Landscaping' of The Farm Landscape and Home Improvement Guidelines:

Paths and Walkways

Paths and/or walkways from the front to rear yard are permitted. The proposed paths/walkways must be approved by the DRB and must not interfere with lot drainage patterns. The homeowner will be responsible for the cost of installation and maintenance of the path/walkway. The homeowner will also be responsible for any damage to HOA-maintained improvements, landscape and/or irrigation caused by the installation of the path/walkway.

Pets

The homeowner will be responsible for any damage to HOA-maintained improvements and landscaping caused by the homeowner's pet(s). Damage includes but is not limited to holes dug in landscaping or turf areas, dead turf spots due to pet urine, etc.

Homeowners will also be responsible for the pickup and removal of pet waste from their yard in a timely manner and will be required to do so the day before maintenance crews are scheduled to service the Count Fleet Court community. Maintenance crews will not be responsible for picking up pet waste as part of their maintenance of the community landscaping. However, The Farm HOA reserves the right to have its maintenance crews remove pet waste on a homeowner's property that has not been picked up and have the incurred cost to remove the pet waste be charged back to the homeowner.

Addendum to Section 5 'Fencing & Walls' of The Farm Landscape and Home Improvement Guidelines:

Interior Lot Fencing

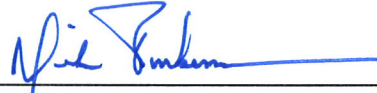
Lot fences installed for/by the homeowner and used to define side lot lines are not permitted.

Invisible Fencing

Invisible fencing is permitted in Count Fleet Court. However, the following are restrictions to invisible fencing:

- All invisible fences and their locations on their respective lots must be approved through the Design Review Board of the The Farm HOA.
- The homeowner will be responsible for any damage to HOA-maintained improvements and landscaping caused by the installation of an invisible fence.
- The Farm HOA will not be held responsible for damage to invisible fencing caused by associated maintenance crews.

Adopted this 24th day of August, 2017, by The Farm Design Review Board in accordance with Section 6.3 of the Declaration of Covenants, Conditions, and Restrictions for The Farm.



Mike Ruebenson
Chief Operating Officer
La Plata Communities



Cody Humphrey
Director of Planning
La Plata Communities

