

**The Farm Landscape and Home Improvement Guidelines:  
Addendum No. 2 – Filing 3 (Custom)**

The Farm Filing 3 consists of sixteen (16) custom home sites designed to maintain the natural appearance of the area. The hillside topography and vegetation are existing characteristics of Filing 3 that must be preserved. On-site vegetation must be preserved to the greatest extent possible and be incorporated into the lot design. Site improvements must also be designed to complement the existing topography, minimize site disturbance, and minimize cut and fill.

The DRB and MC will evaluate the impact to the existing vegetation and the hillside topography when reviewing proposed home and landscape improvements. Improvements that significantly impact the existing vegetation or the hillside topography, as determined by the DRB or MC, will not be approved.

The following requirements apply to all sixteen (16) lots within Filing 3:

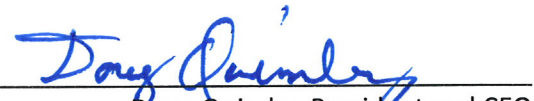
**Addendum to Section 5.0 – Fencing & Walls**

Section 5.8 – Filing 3 Homeowner Lot Fencing and Walls (new section)

- a) Perimeter Fencing
  - 1. Fence/wall is not permitted along the property line.
- b) Privacy screening
  - 1. A maximum of one hundred (100) linear feet of fencing/wall is allowed per lot.
  - 2. The fence cannot be located within the building setbacks.
  - 3. The fence/wall must be located within close proximity of the home.
  - 4. At least one end of the fence must terminate at the home.
  - 5. The fence/wall colors must match or compliment the colors of the home.
  - 6. The fence/wall height is limited to a maximum of five (5) feet.
  - 7. Privacy screening cannot be used as perimeter fencing.

Adopted this 8<sup>th</sup> day of January, 2018 by the Design Review Board in accordance with Section 6.3 of the Declaration of Covenants, Conditions and Restrictions for The Farm.

  
Cody Humphrey, Director of Planning  
La Plata Communities, LLC

  
Doug Quimby, President and CEO  
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