

WHEREAS, Article VII, Section 7.10(b) of the Declarations provided that said Declarations may be amended at any time “by an agreement by at least two-thirds (2/3) of the Owners” in agreement of the Lots in the Subdivision;

WHEREAS, at least two-thirds (2/3) of the total Owners of Lots in the Subdivision are in agreement, as provided in Article VII, Section 7.10(b) of the Declarations, with this Amendment as set forth hereinbelow, and as shown upon Exhibit A hereto; and

WHEREAS, no Lot is currently owned by Developer, the principals of Developer or an entity in which Developer or the principals of Developer own a majority interest, as provided in Article VII, Section 7.10(b) of the Declarations.

NOW, THEREFORE, the Declarations of the Subdivision, as heretofore amended, are hereby amended by the revision of Article VI, Sections 6.12 and 6.24, as follows:

1. The above recitals are incorporated by reference herein.
2. Article VI, Section 6.12 Fences, is amended to read:

Fences. No fences of any kind, shrubbery or hedge shall be permitted within the area between the minimum setback or building line, as indicated on the applicable Plat, and the street. Fences shall not obstruct any drainage easements and shall provide no less than an eight (8”) inch clearance above the drainage easement’s ground level. All runners, posts and other support components of the fence shall be placed on the inside of the fence. All fences shall be made of natural wood. Fences cannot be painted, but they may be stained. All fences shall comply with governmental regulations. The maximum height of fences shall be six feet (6’); provided, however, Association in its sole and absolute discretion may approve higher fences, but such approval must be in writing and obtained prior to commencement of the construction of the fence. All fences are subject to the approval by Association in its sole and absolute discretion and such approval must be in writing and obtained prior to commencement of the construction of the fence. No fence shall be allowed to extend more than fifteen feet (15’) in front of the rear corner of any house.