

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

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

### Revision to Addendum No. 1 - Section 5 'Fencing & Walls' of The Farm Landscape and Home Improvement Guidelines:

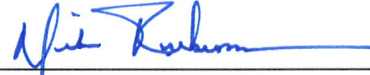
#### *Dog Run*

In addition to the requirements in Section 5.6 of The Farm Landscape and Home Improvement Guidelines, as amended, the following requirements must be met:

1. A dog run is a "Private Exterior Area" as defined in Section 11 of the Fourth Supplement to the Declaration of Covenants, Conditions and Restrictions for The Farm (Annexation of The Farm Filing No. 2B) (Fourth Supplement) recorded June 30, 2017 at reception number 217076699.
2. As required by the Fourth Amendment, homeowners must receive approval from the Design Review Board (DRB) or Modifications Committee (MC). Homeowners must submit two (2) plans to the DRB or MC to be considered for a full review. The first plan shall be an as-built landscape plan showing the existing landscaping and irrigation around the homeowner's house. The second plan shall be an amended landscape plan showing the proposed fence location, changes to the existing landscape and irrigation, and any additional landscape and irrigation. The amended landscape plan must follow the requirements for a landscape submittal listed under Section 2.5, to include completing The Farm Landscape Plan Application and Checklist. The stamped approved landscape plan will meet the "written agreement" requirement of the Fourth Amendment.
3. Per the Fourth Amendment, dog runs will not be maintained by the Association. The homeowner is responsible for the maintenance of the dog run (fencing, wire mesh, and landscape within the dog run). The dog run must be maintained in a manner that is consistent with the Community-Wide Standard as defined in the Declaration of Covenants recorded May 1, 2015 at reception number 215042669 and as amended.
4. Homeowners will be responsible for covering all costs related to the installation of the dog run including, but not limited to, the fencing, additional plant materials, ground cover, changes to the existing irrigation, damage to the existing landscaping or irrigation due to the installation of the dog run, or any other expenses not listed here associated with the installation of the dog run.
5. The same number of trees, shrubs, and/or perennials removed for the installation of the dog run must be replaced in the backyard and shown on the amended landscape plan. The replacement of the existing vegetation does not count towards the visual buffer requirements in Section 5.6.

6. Additional landscaping and irrigation, approved by the DRB and installed outside of the dog run, for the purpose of providing a visual buffer for the dog run, will be maintained by the Association.

Adopted this <sup>20<sup>th</sup></sup> day of November, 2018, by The Farm Design Review Board in accordance with Section 6.3 of the Declaration of Covenants, Conditions, and Restrictions for The Farm.



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Mike Ruebenson, Chief Operating Officer  
La Plata Communities, LLC



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Cody Humphrey, Director of Planning  
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