



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

**ARCHITECTURAL STANDARDS BULLETIN 4.5-4:
HEIGHT ON FENCES BACKING ONTO OLDER NEIGHBORHOOD**

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 Pattern Book, pg. 3, "Privacy zones are enclosed rear or side yard spaces formed by the location of the house and garage on each lot," and

WHEREAS, because of the descending grade of the back yards and view of the older neighborhood, the initial builders built higher fences along the back yards on Ivy Lane and Pecan Grove homes that backed up to the old neighborhood; and

WHEREAS, the Committee has determined it is in the best interests of the community to promulgate an architectural standard governing the availability of privacy zones with higher fences for homes on Ivy Lane and Pecan Grove backing onto the older neighborhood as initiated by the original builders.

WHEREAS, the Committee, with the unanimous consent of the Board of Directors of the Association (the "Board"), has approved the following standard regarding fence height on Ivy Lane and Pecan Grove.

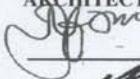
NOW, THEREFORE, the Committee and the Board have adopted the following standard which will clarify the required height of fences on Ivy Lane and Pecan Grove facing the older neighborhood:

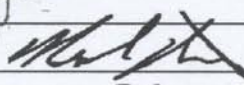
Due to the grade of the yards and view, to ensure adequate privacy, fences on the back yards of the older Ivy Lane houses with even-numbered addresses backing up to the old neighborhood and Pecan Groves homes with even-numbered addresses backing up to the old neighborhood, will be allowed to maintain the current height at eight feet only on the back fence. Fences will remain six feet on all other sides of each yard.

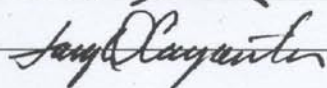
IT IS HEREBY RESOLVED that this Architectural Standards Bulletin is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

Date: 2/20/12

ARCHITECTURAL CONTROL COMMITTEE







HOA BOARD OF DIRECTORS CONCURRENCE

