

**Amendment to the Design Guidelines and Review
Procedures for Residential Modifications
in Highland Shores
Dated: May 1, 2005**

Paragraph 4.2 (1) of the Design Guidelines and Review Procedures for Residential Modifications in Highland Shores, issued June 15, 1993, regarding Fencing, and all associated Standard Construction Details drawings for Owner's Wrought Iron, Solid Privacy, Shadow Box Privacy, Open Picket and Wire Mesh Fences, dated June 15, 1993 and/or January 21, 1998 are hereby revoked in their entirety and replaced as follows:

Residential fences may be constructed of wood (Solid Privacy, Shadow Box Privacy, Open Picket or Board-on-Board) or Open Metal / Wrought Iron. Fences fronting U.S. Army Corps of Engineers' Properties are restricted to Open Metal / Wrought Iron. No Chain-link or Wire fences are permitted. Fencing in front yards is prohibited. No wall, planter or hedge in excess of two and one half (2-1/2) feet in height shall be erected nearer to the front lot line than the front building setback line. Side or rear fence heights (height of the fencing material) may range from a minimum of two (2) feet to a maximum of six (6) feet. The bottom of fences shall not be more than six inches above grade at any point.

Note that owner is responsible for compliance with all City of Highland Village and other applicable codes, ordinances, permitting and inspection requirements. Specifically, fences enclosing swimming pools must be constructed to also satisfy existing City of Highland Village code requirements, including both the minimum height (currently six feet) and maximum clearance above the ground (currently two inches.) If and when an existing fence is to be modified for any reason, e.g. to control owner's or other's pets, or to bring into compliance with City code to accommodate a new pool, the remodeling must be approved by the appropriate committee (MC or NCC) prior to start of construction.

Wood fencing shall be constructed of rough-sawn cedar or redwood pickets (nominally 1"x4" or 1"x6"), with stringers (nominally 2"x4") at top, bottom and center (for fences higher than four (4) feet), and a trim board matching the pickets at the top (and optionally at the bottom) of the fence. Posts may be cedar, redwood or pre-treated lumber (nominally 4"x4") or 2-3/8" galvanized steel, on approximately 6' centers. Wooden fencing must be constructed with the posts and runners facing inward, toward the owner's residence. Wood fencing may be left natural or with prior written approval by the appropriate committee (MC or NCC) may be sealed/stained an agreed color.

Open Metal fences shall be constructed of either wrought iron, steel or aluminum. Fences shall be consist of 1/2" - 3/4" square metal tube pickets, 1" - 2" square metal tube top and bottom rails, and 1-1/2" - 2-1/2" square metal tube posts. All Open Metal fences shall be painted black.

Minimal decorative design on open metal fences, e.g. circles in the top six inches, may be considered on a case-by-case basis.


Vertical members of all fences shall be maintained plumb and shall not extend beyond the upper horizontal portion of the fence. Ridge caps on posts, if any, shall be the same finish as the fence. Gates shall match the fencing in design, material, height and color. All fence posts must be set in a concrete footing, two (2) feet deep. Owner is responsible for construction and maintenance of fence in vertical and horizontal alignment.

Tops of all fences shall be maintained horizontal, stepped up or down as required (a maximum of twelve inches) and may not slope with the lay of the land. Bottoms of fences may be either stepped or follow the slope of the ground. To mitigate the requirements for both a maximum height of six (6) feet and a maximum of six (6) inches [two (2) inches for pool fences] between bottom of the fence and grade, in discrete areas of significant surface gradient (as is judged and pre-approved by the Modification Committee (MC) or New Construction Committee (NCC), as is relevant), the maximum height of an individual fence segment, or portion thereof, which is within the necessitated step ups or step downs of such fence, may on an exception basis be increased to a maximum of seven (7) feet. The remainder of the fence on more level grade shall be maintained at the six (6) feet maximum height. Approval of this exception, in writing, by the appropriate committee (MC or NCC) is required prior to construction.

For the purpose of these guidelines, specific architectural features of a residence such as step railings, driveway gates and porte-cochere gates are not considered "fence" components. Designs for such features will be approved on a case-by-case basis by the appropriate committee (MC or NCC.)

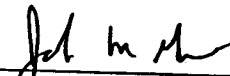
The attached Standard Construction Details: Owner's Wooden Fence and Owner's Open Metal/Wrought Iron Fence, dated May 1, 2005, are hereby incorporated in and made a part of this Amendment. These Construction Details are for illustration purposes only. If there are any conflicts or inconsistencies between the text and the figures, the specifications of the text are controlling and must be observed.

Approved:



Chairman, Modifications Committee
DANIEL J COUGHLIN

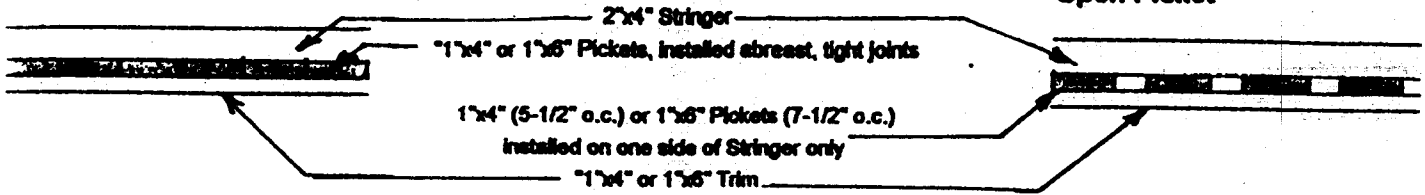
Endorsed:



President, Board of Directors
John M. Mc

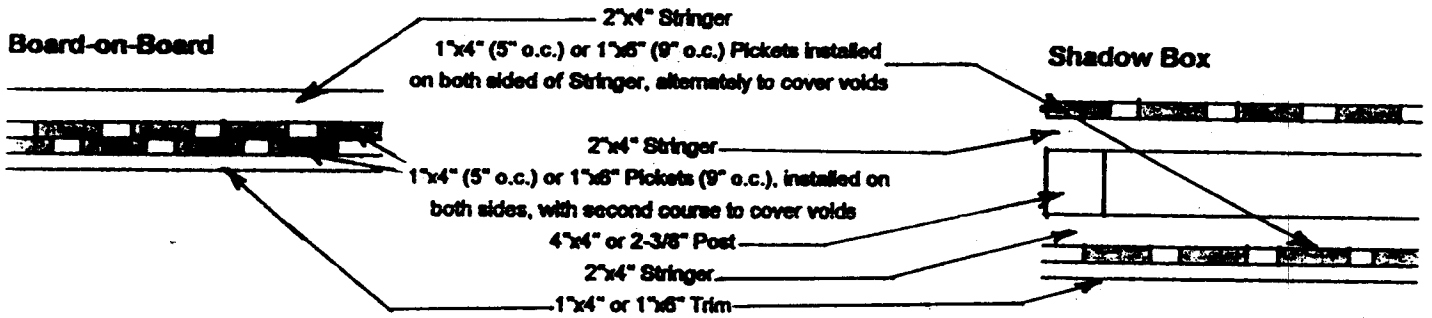
Solid Privacy

Open Picket

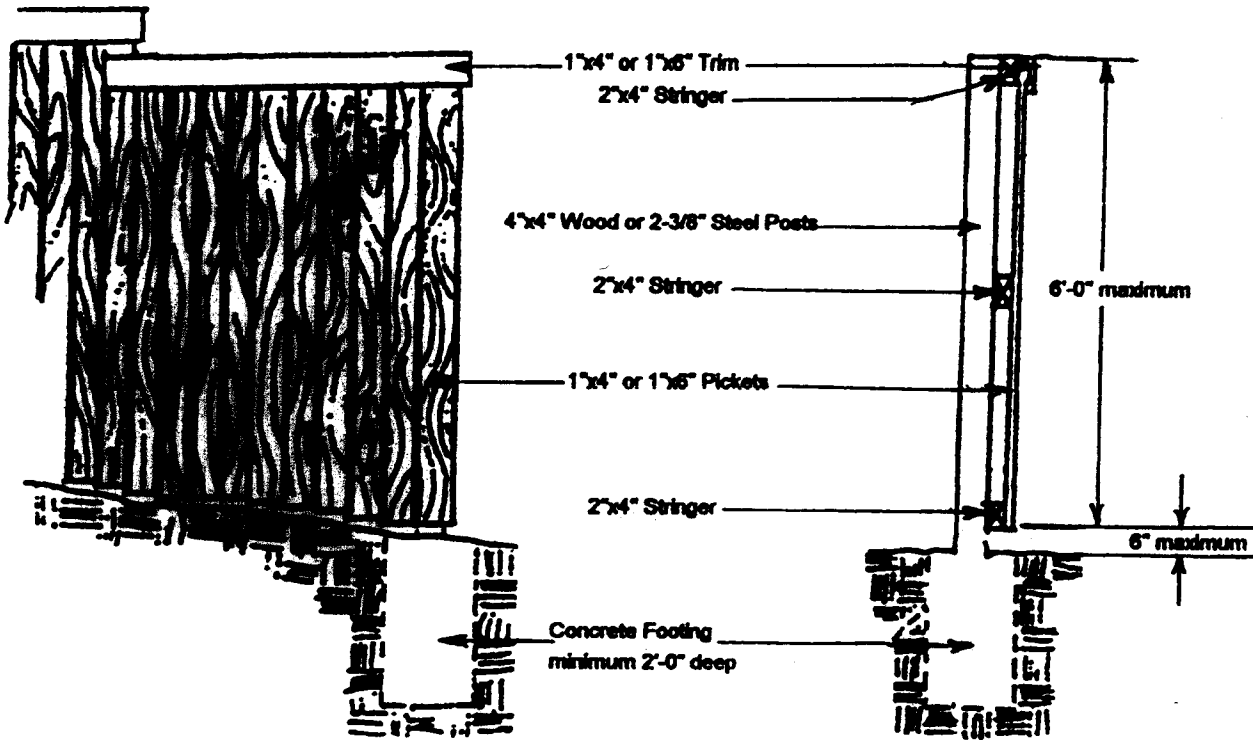


Board-on-Board

Shadow Box

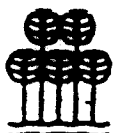


Top View (Picket Detail)



Front View
(Solid Privacy Shown)

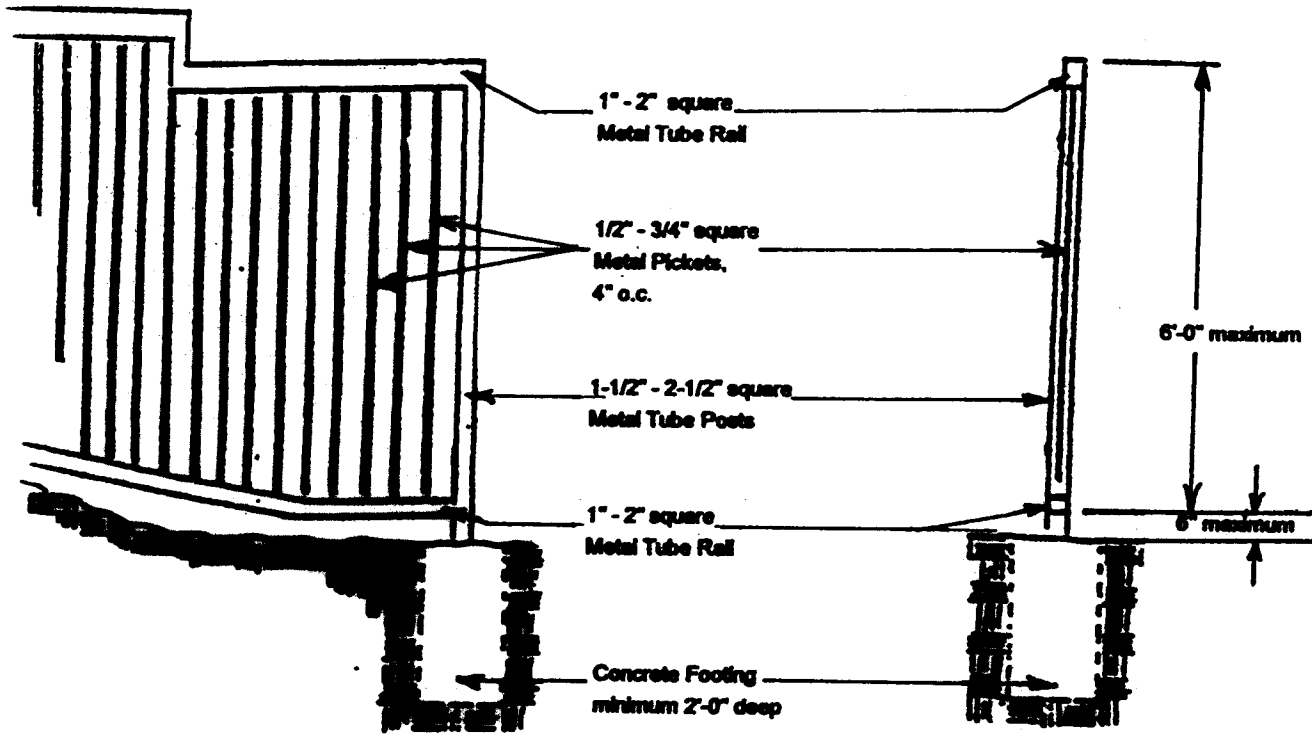
Side View



Highland Shores

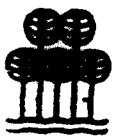
Standard Construction Details
Owner's Wooden Fence
Not to Scale

May 1, 2005



Front View
(Sloping Bottom Shown)

Side View



**Highland
Shores**

Standard Construction Details
Owner's Open Metal / Wrought Iron
Fence

Not to Scale

May 1, 2005