

FIRST AMENDMENT FOR DESIGN GUIDELINES FOR SIERRA SPRINGS RANCH

This First Amendment to the Sierra Springs Ranch Design Guidelines is made and entered into as of the 21st day of August 2023, by Neal C. DuCharme as Declarant.

WHEREAS, the Declarant, by its desire to further establish the nature of the use and enjoyment of the Sierra Springs Ranch subdivision, hereby amends the Design Guidelines by adopting this First Amendment pursuant to Article 15.3 Section B of the Sierra Springs Ranch Design Guidelines.

NOW THEREFORE, the Design Guidelines are hereby amended as follows:

1. Add new paragraph to section 6.9 BUILDING PROJECTIONS as follows:

All porches, decks, steps, patios, or any elevated portion of a structure shall be completely enclosed and consist of a foundation and stem wall covered with stone or other suitable material.

2. Add new paragraph to section 6.18 DECKS, BALCONIES, PORCHES, PATIOS, AND COURTYARDS as follows:

All porches, decks, steps, patios, or any elevated portion of a structure shall be completely enclosed and consist of a foundation and stem wall covered with stone or other suitable material.

3. Add new paragraph to end of section 6.7 MATERIALS – EXTERIOR SURFACES as follows:

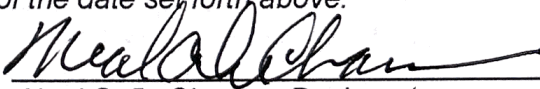
Four-Sided Architecture is required. Four-sided architecture involves a process during the building design phase of incorporating design elements into each of the four sides of the building. Design elements on all sides of a building are compatible with the front elevation. Architectural elements such as, but not limited to, window mullions, exterior veneers, cornice detailing and window and door casing should demonstrate consistency on all sides of the structure. This eliminates "brick front" or "3 sides brick" architecture and addresses the design and detailing of a building as opposed to the exterior finish material. The use of a minimum of 20% stone or other suitable material shall be incorporated on all elevations to reinforce the equal importance of the front, sides, and rear.

4. Section 6.7.2 BUILDING ELEMENTS:

Delete: Columns shall not be less than 10" square or round

Add: Columns shall not be less than 8" square or round

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to the Design Guidelines to be duly executed as of the date set forth above.

By: 
Neal C. DuCharme, Declarant