

ADDENDUM F

TO DESIGN GUIDELINES FOR BUCKHORN RANCH ASSOCIATION

- 1. Overhangs:** All structure overhangs shall not encroach past the applicable set back of the lot. Overhangs must be clearly plotted on the site plan. This applies to all types of overhangs.
- 2. Originality in Design:** All structures and buildings within Buckhorn Ranch shall be original and distinguishable from other structures and buildings in Buckhorn Ranch. Originality and uniqueness in design shall be mandatory. Certain minor design elements may be repeated from building to building. Plans submitted to the Design Review Board that duplicate or are substantially similar to existing homes within Buckhorn Ranch shall not be approved. The Design Review Board encourages the use of natural stone, timber and reclaimed elements in home design in Buckhorn Ranch.
- 3. Violations:** The following shall apply with regard to violations of the Design Review Guidelines and the Addendums thereto, and the Declaration of Protective Covenants of Buckhorn Ranch, Articles 7, 8, and 9 as appropriate. Upon notification of a violation, the Design Review Board (DRB) shall send written notice to the violating Owner of the same, within which the Owner shall have ten days to cure the violation. The DRB shall afford the Owner an opportunity to be heard with regard to the violation at issue. The Owner must initiate the scheduling of the hearing by contacting the DRB. If a hearing is requested, the Owner shall be heard within 30 days of the date of the written notice. In the event such is not possible, the Owner shall request the soonest possible date thereafter for the DRB to hear the Owner's position with regard to the violation. After the hearing or if the Owner has not requested a hearing within the 30 day period, the DRB may then levy reasonable fines for the violation at issue, for a reasonable amount given the nature and circumstances of the violation. The Owner shall receive a monthly statement from the DRB regarding the fine, and shall pay the same within thirty days thereafter. Continuing violations shall be subject to further penalties and interest as determined by the DRB.

Approved and adopted by the Buckhorn Ranch Design Review Board on this 7th day of August, 2009.

By: _____
Fran Guy, Vice-President

By: _____
Ben Somrak, Secretary