

Guidelines Purposes-

These guidelines are intended to provide clarification and further understanding of the Covenants and Restrictions for the Tierra Colinas subdivision. Further, they are intended to reduce misunderstanding and conflict which may arise in a community like ours with diverse opinions and perspectives. Some of the underlying principles which were followed in the development of these guidelines include: maintaining a consistent application of the Covenants, treating all residents with fairness in decisions arising from the Covenants, pursuing enforcement of the Covenants in order to maintain a community which values an attractive rural setting with natural beauty, respect for our neighbors, and the preservation of both the quality and property values of our homes.

Any previously approved building or structure shall not be affected by these guidelines and revisions.

In reference to the following guidelines, site specific variances may be requested of Tierra Colinas Board of Directors.

Guidelines:

Small Accessory Buildings include prefabricated storage sheds and green houses. These structures may also be constructed of wood, glass or modern plastics. They should be located so as to minimize the visual impact on the surrounding neighborhood. This may require screening by the primary building or plantings or fencing. Structures may not exceed (10X12) feet without prior approval of the Architectural Committee. There must be justification for a larger structure in order for approval to be granted. At no time may these structures be used as living quarters as stated in the covenants. Colors of storage sheds or green houses should be earth tones that compliment the primary dwelling and surroundings.

Portable On Demand Storage Units (PODS) may be placed on a lot when a resident is moving into or out of a home. PODS are allowed on site for a period not to exceed two weeks in the case of a resident moving into or out of the development. Please notify a member of the Architectural Committee of the anticipated period of use.

The use of PODS for a period greater than two weeks due to an issue such as water leaks or fire damage, must be approved by the Architectural Committee and may not exceed 60 days. Any anticipated use greater than 60 days requires that the owner make arrangements to store the container at an off site storage location.

The Board of Directors reserves the right to grant additional time as determined on a case-by-case basis.

Construction trailers may be parked on a lot during the period of the construction or alteration of a dwelling not to exceed one year.

Vehicle Accessories includes trailers, horse trailers, airplanes, boats, ATV's, Jet skis, Snowmobiles and all utility trailers (that require vehicle registration for road use). When stored on a lot, vehicle accessories shall be located so as to minimize their visual impact on the surrounding neighborhood and roads and shall be obscured by screening in a reasonable manner, for example by the dwelling house and or plantings or fencing.

Recreational Vehicles are prohibited on the property unless approved by the Architectural Committee as stated in Covenant 7.6b. As a conditions for approval, RV's must be parked in an inconspicuous place, and trees or other landscaping be planted so that there is sufficient screening from other lots, the roadway, and Common areas. RV's may not be used as temporary or permanent living quarters. Visitors who arrive in an RV may be granted approval of the Architectural Committee to stay in their RV for a period of up to 14 days.