

ADDENDUM I
TONBO MEADOW TOWNHOMES OWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

Originally Adopted May 15, 2013.
Addendum I adopted February 4, 2016

THE FOLLOWING ADDENDUM IS HEREBY ADDED TO THE RULES AND REGULATIONS AND IS CONSISTENT WITH ALL OTHER RULES ADOPTED BY THE HOMEOWNERS ASSOCIATION FOR THE ENJOYMENT AND WELL KEEPING OF HOMEOWNERS AND THEIR GUESTS.

N. Lots 8, 9, 10, 12, 13, and 14 on the West side of Tonbo Trail abut a 25 foot buffer zone and open space in the rear, this area delineated by the Tonbo Meadow border fence. Being as on these lots, the owners' homes must be built on or at the rear lot line of their property and being as the owners of all other homes have some property behind the footprint of their homes, Owners of lots 8, 9, 10, 12, 13, and 14 shall have the right to install a fence as specified on the attached fence plan (drawn for clarification on the recombination plat map which is recorded in map book 61 , page 168) only under the following circumstances and with the following restrictions:

1. The fence meets all architectural committee approvals in one of the following styles (see below). (owner shall submit sketch and color for approval prior to installing)

2. The fence shall be less than or equal to 4 feet in height but in no case taller than 5 feet.

3. There shall be a three (3) foot wide gate which opens on **both** sides of each yard within the open space, as shown

4. There shall be no locks or barriers on the gates in the open space so that access from either side is facilitated

5. Safe access for maintenance and landscaping (including securing of pets) shall be freely granted to the HOA appointed landscaper with reasonable notice of at least 24 hours or on a regularly determined schedule.

6. No fence shall be constructed on a lot closer to Tonbo Trail than the distance from the front plane of the house on that lot to Tonbo Trail.

