

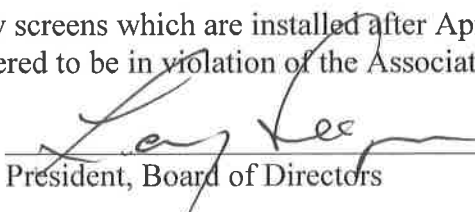
## PRIVACY SCREEN ADDENDUM to ACC GUIDELINES

### Fernshire Farms Homeowners Association

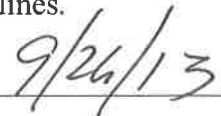
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1. Prior to installation of privacy screens on a deck, the owner must have submitted an application and received approval from the Architectural Control Committee (ACC).
2. All privacy screens must be installed in accordance with the following guidelines:
  - a. Privacy screens must be constructed of pressure-treated lumber or wood-tone composite lattice material with an opening between boards of no less than one-inch (1"). No board-on-board or other types of privacy screens will be permitted.
  - b. Wood lattice must have a minimum thickness of one-half inch (1/2") measured at the overlap. Overlap connections must be glued and stapled.
  - c. The maximum height of privacy screens may not exceed seven feet (7'), measured from the floor of the deck, including all necessary framing and supports.
  - d. The height of privacy screens may not be taller than the eaves of any adjoining roof.
  - e. The length of privacy screens may not exceed eight feet (8'), measured from the back wall of the house or as approved by the ACC.
  - f. Privacy screens must be perpendicular to the home and may not be installed on the parallel deck railing.
  - g. Privacy screens must be attached to the deck railing and may not be installed below the deck railing.
  - h. Privacy screens must have a supportive frame and be anchored on all sides. As may be necessary, vertical and/or horizontal supports must also be installed at four foot (4') intervals so that the lattice is well-supported. Examples include framework consisting of 2" x 4", grooved, with lattice set into the groove or 2" x 4" frame with 1" trim board to secure the lattice to the 2 x 4.
  - i. The privacy screens must match the color of the deck.
  - j. Any plant material which is used in combination with privacy screens must be maintained and may not infringe on neighboring properties or on the common area.
3. Privacy screens which were installed prior to April 1, 2013 without ACC approval will be allowed to remain so long as they are in conformance with the above guidelines.
4. Privacy screens which were installed prior to April 1, 2013 without ACC approval and which are not in conformance with the guidelines must either be removed or brought into compliance. An application for any modification to existing non-conforming privacy screens must be submitted in advance for review and approval.
5. Privacy screens which are installed after April 1, 2013 without approval will be considered to be in violation of the Association's Architectural Guidelines.

Approved:

  
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President, Board of Directors

Date:

  
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9/26/13