

Amendment to Covenants recorded at No. 218071516

Paragraph	Revision (member approved changes identified with bold print)
2, Building Type and Use	<p>No structure shall be erected, altered, converted, placed or permitted to remain on any Lot other than one single-family dwelling, and one accessory building for storing vehicles and equipment (<u>utility sheds are treated as accessory buildings and subject to the requirements in 3B, Accessory Buildings</u>), in keeping with the architecture of the principal residence, provided that such are not used for any commercial purpose, and subject to approval by the ACC, and the appropriate governmental building department. Outdoor playground equipment may also be permitted as approved by the ACC. Homes shall generally not exceed two stories in height; however, the ACC in its sole discretion is empowered to make exceptions based on site location, home appearance, or aesthetics. Structures shall not exceed thirty (30) feet in height, measured from the highest point on the building to the average grade level. Also, a reasonably sized area of lawn, garden and/or trees, not to exceed a combined area of 5,000 square feet, may be planted around the house and irrigated.</p>
2, Building Type and Use	<p>All Lots shall be known and described as residential lots and shall be used only for private, custom, site-built homes. Short-term vacation rentals (e.g. VRBO and AirBnB) are prohibited as inconsistent with a single-family residential community. HP3 is intended only for new homes of harmonious design, materials, color and appearance to complement the natural terrain and other homes constructed in the subdivision. Mobile homes, manufactured/modular homes or similar buildings constructed elsewhere and moved onto a Lot, site-built homes existing elsewhere and moved onto a Lot, domes or other such homes of unusual architectural style, in the sole and subjective opinion of the ACC, shall not be approved. <u>Buildings that are not of distinctly residential appearance as determined by the ACC, such as but not limited to barndominiums and steel buildings, are not permitted in HP3.</u> No structure may be erected prior to construction of the residence. There shall be no more than two structures on any Lot.</p>
3B, Accessory Buildings	<p>Accessory buildings shall be not less than 150 square feet, nor more than 1,000 square feet in size. They shall have pitched roofs, be architecturally designed, and be of similar materials and colors to complement the main house. Accessory buildings shall normally be to the rear or side of the house. Accessory buildings may not be constructed on a lot prior to the house, but they may be constructed simultaneously. <u>Architecturally designed means the structure is attached to a concrete foundation such as a concrete slab, has a pitched roof, and has exterior colors and materials which blend naturally with the exterior of the main house. Accessory buildings that do not meet HP3A exterior requirements, such as but not limited to plastic/resin and metal/steel structures, are not permitted.</u></p>
9C, Color	<p>Structural color schemes shall be compatible with the natural environment of the subdivision. Subdued, unobtrusive natural or earth colors to blend with the background will normally be required, and color samples must be submitted with plans. <u>The ACC will allow homes with white exterior paint color as long as the overall design meets the remaining exterior design requirements. The ACC is empowered to disapprove colors and color schemes which in the opinion of the ACC do not blend harmoniously with other homes in the community.</u></p>
9O, Landscaping	<p><u>Within 12 months of occupying any residence, the homeowner is required to submit a landscaping plan to the ACC and obtain ACC approval. The homeowner may implement landscaping in phases. No ACC approval is required for tree planting in HP3.</u> Owners are encouraged, but not required, to plant and maintain on their Lot a minimum of five (5) trees of at least five feet in height, and at least ten (10) other trees (which may be saplings) of at least three feet in height, for a total of fifteen (15) trees, within one year after occupying any residence. <u>The minimum requirement for a landscape plan restores the native landscape to its pre-construction state by re-seeding the Lot with native grasses, mitigating weeds, and ensuring proper grading and erosion control to prevent unsightly rills and gullies on the Lot. Homeowners should adopt the Wildfire Mitigation strategies defined in paragraph 10.</u></p>
11A, Utility and drainage	<p>Easements for installation and maintenance of utilities, roadways, drainage and water augmentation facilities, and such other purposes incident to development of the property are reserved as shown on the recorded plat. Owners shall not change the natural drainage, nor take any action inconsistent with the drainage plan of Highland Park. Lot owners are responsible for maintaining the easements on their property. <u>This includes mowing and weed mitigation of the easement, including includes gas line easements, drainage ditches, and culverts on the property.</u> If an owner owns contiguous Lots, easements and setbacks shall apply unless the owner formally vacates the common Lot line through the appropriate government agencies. Lot owners are responsible for providing access to the HP3A, utility companies and other government agencies who have reason to use said easements, and if damage is done to fences, shrubbery or plantings in said easements, Lot owners have no recourse against said agencies, Declarant, HP3A or ACC. No building or similar structure may be placed within the easements unless vacated by agencies involved, and approved by the ACC. It is recommended that they be kept open and unfenced.</p>