



September 29, 2012

Dear Settler's Pointe Homeowner:

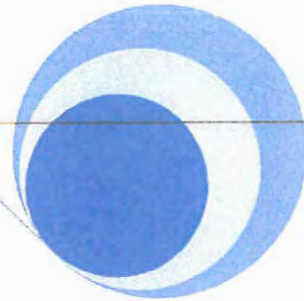
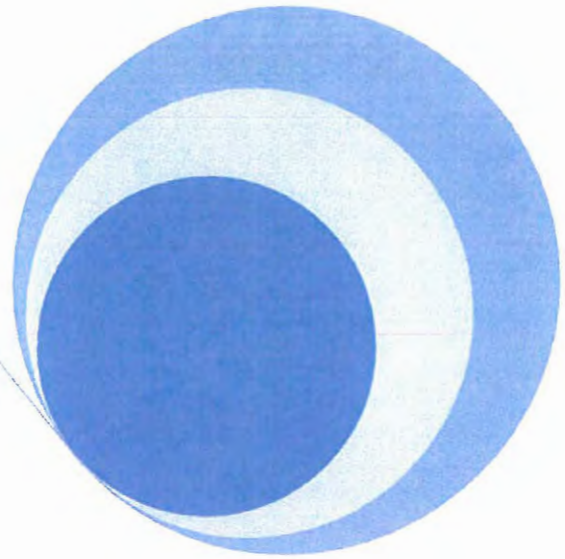
The Rules and Regulations Committee recently reviewed the Community Rules. They recommended several revisions which the Board of Directors approved. Enclosed are the revisions to your Rules and Regulations. Please replace these pages with your existing ones.

Thank you.

Best regards,

A handwritten signature in black ink that reads 'Jay' in a cursive script.

Jay Hildebrand, CMCA, AMS
Association Manager

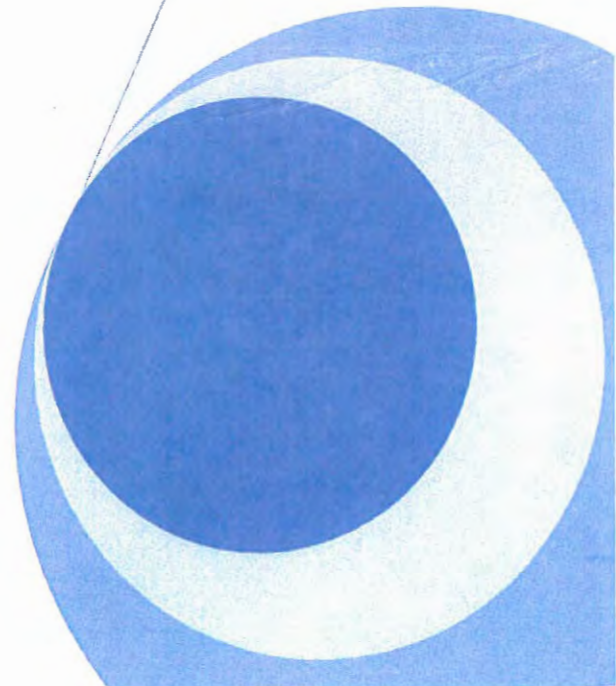


Settlers Pointe Homeowners Association, Inc.

Rules and Regulation Guidelines

“Taking Pride in our Community” This document is Guidance to Settlers Pointe owners regarding requirements for additions and modifications to property in the community and of concern to the Architectural Control Committee.

7/18/2012



Guideline #18: EXTERIOR MAINTENANCE

Lots and all improvements located thereon shall be maintained in good order and repair and with such frequency as is consistent with good property management. Lots should be kept in a manner consistent with the community wide standards. This includes, but is not limited to:

- ❑ **Yard Maintenance.**
 - ❑ Edging (including anywhere the grass meets the concrete or pavement such as the driveways, sidewalks, walkways, and the street), mowing, watering and weeding of all lawns, including lawns between the sidewalk and street, as applicable. This includes removal of lawn clippings from sidewalks and streets.
 - ❑ Mulching, pruning, watering and weeding of all trees and shrubbery.
 - ❑ Mulching, watering and weeding of flowerbeds.
 - ❑ Keeping yards and garden areas alive, free of weeds, and attractive. Dirt yards are not acceptable.

- ❑ **Exterior Maintenance.**
 - ❑ The repair and other appropriate external care of the exterior of all buildings and other improvements. This includes the proper maintenance of garage doors and trim areas around exterior doors and windows and keeping driveways in good repair.


See Article 5.2 and Article 7.8 of the CC&Rs for details.

Guideline #18 revised and effective 7/18/2012

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Guideline #25: HOME BASED BUSINESS

Home based businesses are permitted provided the following criteria are met:

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- It is not evident that home based business is being conducted.
 - No unusual traffic, other than normal residential traffic, is permitted.
 - Only removable signs are permitted on vehicles and said vehicles must be parked in the garage or the signs may be required to be removed while in the community.
 - Commercial vehicles too large for a garage must be parked in the driveway. No vehicle larger than a pickup truck or standard van (not to exceed 10,000 GVW) is permitted.
 - Use of the Common Areas and facilities for the home based business is not permitted

See Article 7.2 of the CC&Rs for details.

Guideline #26: HOT TUBS, SPAS, SAUNAS

Hot tubs, spas, and saunas are permitted using the Home Improvement Application for approval prior to installation. These items must be located in the rear of the residence screened from view of the street and neighboring properties. Owners are required to install safety features such as locks or covers and comply with all applicable state and local codes, if applicable.

See Article 7.21 of the CC&Rs for details.

Guideline #27: LANDSCAPING (GARDENS / SHRUBS / TREES)

Yards and garden areas should be alive, free of weeds, and attractive. Residents who wish to alter the landscape of their property must obtain written approval for the changes prior to making them.

1. Plants, shrubs and flowers are permitted within the existing builder-provided planting beds. Any modifications to the size or shape of existing beds or any other additions need ACC approval. Hedge or other planted fencing on lot lines must be approved by the ACC.
2. No trees that are more than four inches in diameter at a point 12 inches above the ground and no ornamental or flowering trees, including, but not limited to, dogwood trees, cottonwood trees, cherry trees or apple trees, regardless of diameter, shall be removed without the prior written consent of the ACC.
3. No prior ACC approval is needed for planting of plants, shrubs, trees and flowers in the rear of the home.
4. Plant refuse and stakes must be removed at the end of the growing season.
5. Decorative borders greater than 6" in height require ACC approval.
6. Vegetable gardens are permitted behind perimeter fencing.
7. Decorative wood mulch and pine straw are permitted. All other mulch types need ACC approval.

See Article 6.1, 7.10 and 7.20 of the CC&Rs for details.

Guideline # 27 revised and effective 7/18/2012