

**NOTICE OF AMENDED AND RESTATED
DESIGN GUIDELINES, ARCHITECTURAL CONTROL RULES FOR SIERRA VISTA**

This Notice of Amended and Restated Design Guidelines, Architectural Control Rules for Sierra Vista (this “**Notice**”) is dated as of the 20th day of August, 2022.

RECITALS:

A. The Declaration of Covenants, Conditions and Restrictions for Sierra Vista was filed in the Valencia County, New Mexico real estate records on March 25, 2021 as Instrument No. 202104264, and was amended by the Annexation and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Sierra Vista (Phase 2 Legacy at Sierra Vista) filed in the Valencia County, New Mexico real estate records on January 26, 2022 as Instrument No. 202201133 and by the Annexation and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Sierra Vista (Vista Manzano Phase 1 at Sierra Vista) recorded on August 19, 2022 as Document No. 202210556, records of Valencia County, New Mexico (together, and as may have been or may be further amended, the “**Declaration**”).

B. The Declaration creates a planned community known as Sierra Vista.

C. As of August 19, 2022, the Declaration covered the following property:

Lots 1 through 18, inclusive, Lots 52 through 107, inclusive, and Tracts 1 through 10, inclusive, Legacy at Sierra Vista, Phase 1, as shown and described on the Subdivision Plat for Phase One Legacy at Sierra Vista, recorded in the Valencia County, New Mexico real estate records on March 4, 2021, in Cabinet M, folio 496, as Document No. 202103191.

Lots 19 through 21, inclusive, Lots 47 through 51, inclusive, Lots 108 through 136, inclusive, and Tracts 6 and 7, Phase Two Legacy at Sierra Vista, as shown and designated on the Subdivision Plat for Phase Two Legacy at Sierra Vista (Being a Replat of Tract B-1, Phase One, Legacy at Sierra Vista) filed in the Valencia County, New Mexico real estate records on January 24, 2022 in Cabinet No. M, folio 536, as Document No. 202200951.

Lots 52 through 93, inclusive, Lots 116 through 125, inclusive, and Tracts 4, 5, 6, 7 and 10, Vista Manzano Phase 1 at Sierra Vista, as shown and designated on the Final Plat for Vista Manzano Phase 1 at Sierra Vista (Being a Replat of F-1-A Sierra Vista) filed in the Valencia County, New Mexico real estate records on August 9, 2022, in Cabinet M, folio 564, as Instrument No. 202210167.

D. The Declaration addresses in part: i) the Architectural Control Committee for Sierra Vista (the “**Committee**”), ii) the Design Guidelines and Architectural Control Committee Rules for Sierra Vista, and iii) supplemental Design Guidelines that may be

adopted and that relate to a specific Neighborhood or Neighborhoods or portions of Sierra Vista.

E. The initial Design Guidelines, Architectural Control Committee Rules for Sierra Vista (the “**Initial Guidelines**”) were attached to the Initial Declaration as Exhibit A thereto.

F. As provided in the Declaration, the Committee has the sole authority to amend the Design Guidelines Architectural Control Committee Rules for Sierra Vista until the Declarant, Double M Properties, Inc., a New Mexico corporation, no longer owns any portion of the Properties or the Annexable Property. The Committee currently has the authority to amend the Design Guidelines.

G. The Committee adopted amended and restated Design Guidelines, Architectural Control Committee Rules for Sierra Vista as of August 1, 2022 (the “**Amended and Restated Guidelines**”), which are sometimes referred to therein as “Design Guidelines Revision 1.” The Amended and Restated Guidelines are attached hereto as Exhibit A.

H. All capitalized terms herein shall have the meanings as ascribed to them in the Declaration unless otherwise defined herein.

NOW, THEREFORE:

1. The above Recitals are incorporated herein and shall have full force and effect.

2. The Amended and Restated Guidelines attached hereto as Exhibit A replace in full the initial Design Guidelines, Architectural Control Committee Rules for Sierra Vista that were attached to the Initial Declaration as Exhibit A thereto.

3. Additional property may be annexed into the Declaration as provided in the Declaration. Subject to the provisions of the Declaration and any applicable supplemental Design Guidelines, the Amended and Restated Guidelines govern the properties in Sierra Vista and the properties to be annexed into Sierra Vista, until amended or terminated.

4. The Amended and Restated Guidelines shall be appurtenant to and run with the property subject to the Declaration. The Amended and Restated Guidelines may be amended in the future as provided in the Declaration.

[Remainder of page intentionally left blank. Signature page follows.]

The undersigned, the Chair of the Committee, certifies that the Committee adopted the amended and restated Design Guidelines, Architectural Control Committee Rules for Sierra Vista that are attached to this Notice as of August 1, 2022.

Executed by the Committee as of the date set forth above.

Architectural Control Committee for Sierra Vista

By: *Robert C. Prewitt*

Robert C. Prewitt,
Its: Chair

STATE OF NEW MEXICO)
)
COUNTY OF VALENCIA_)

This instrument was acknowledged before me on *December 29*, 2022, by Robert C. Prewitt, as Chair of the Architectural Control Committee for Sierra Vista.

Angela Miramontes
Notary Public

My Commission Expires: *12-03-2024*

1: Double the Sierra Vista Notice of Amended and Restated Design Guidelines 9-9-22.docx
STATE OF NEW MEXICO
NOTARY PUBLIC
ANGELA MIRAMONTES
COMMISSION NUMBER 1087192
EXPIRATION DATE 12-03-2024

**DESIGN GUIDELINES, ARCHITECTURAL CONTROL RULES
FOR SIERRA VISTA**

The following are the Design Guidelines, Architectural Control Rules and Subdivision Standards (together, these "Design Guidelines" or these "guidelines") adopted pursuant to the *Declaration of Covenants, Conditions and Restrictions for SIERRA VISTA*, recorded in March, 2021 in the records of the Valencia County Clerk, as may be amended (the "Declaration"). These Design Guidelines effect all Lots developed, or to be developed, on the property described in the Declaration, or subsequently subjected to the Declaration. Capitalized words not defined herein shall have the meanings given in the Declaration. In cases where these guidelines conflict with governmental requirements, the more stringent shall apply. In the event of any conflict between the terms of these guidelines and the terms of the Declaration, the terms of the latter will control. These Design Guidelines were adopted by and shall be administered by the Architectural Control Committee (the "Committee") established pursuant to the Declaration, and any variation from these guidelines shall only be permitted if approved in writing by the Committee pursuant to authority granted herein or in the Declaration.

I. Procedures for Approval.

A. Approval by the Architectural Control Committee must be obtained for the following construction or modification activities:

1. Structures on the Lot:

(a) Residence and attached features (including but not limited to decks, awnings, shutters and roof elements, which include but are not limited to solar collectors, air conditioning equipment, chimneys, skylights, gutters and downspouts),

(b) Accessory structures,

(c) Site structures (including but not limited to fences, walls, flags, statues, flagpoles, swimming pools, play courts and site lighting).

2. Landscaping on the Lots:

Initial landscaping of new residences and any landscaping irrigation system installation (whether at the time of initial construction or at any other time) must be approved by the Committee. Installation of trees, shrubs, and grasses after initial residence construction does not require prior Committee approval but such installation shall be in conformance with the landscaping guidelines contained herein.

3. Exact duplication of a home design that has already been approved by the Committee, including residence, attached features, accessory structures, site structures and landscaping, does not require further approval by the Committee.

4. Any Owner may remodel, paint or redecorate the interior of structures on his Lot without approval by the Committee.

B. Application for approval of new construction or modifications shall include the submittals set out in Article IX of the Declaration, together with any other submittals required by the Committee, from time to time.

C. Application Review:

1. The review period shall not commence until the application is considered complete by the Committee.

2. The Committee shall give approval, approval with modifications or disapproval of the application within thirty (30) days of receipt. If no approval or disapproval of the application is given within the review period, the application shall be deemed not to have been approved.

3. Approval of the application shall be valid for a period of two (2) years from the approval date, after which time the application must be resubmitted.

4. The Committee shall not assume any liability for any expenses sustained by the applicant for architectural, engineering or landscape design service.

5. Review and approval of an application by the Committee is made on the basis of subjective aesthetic considerations, as well as the applicable provisions of the Declaration and these Design Guidelines. The Committee shall bear no responsibility for ensuring the structural integrity or soundness of approved construction or modifications, or for ensuring compliance with building codes or any other governmental requirements. Neither the Declarant, the Association, the Board, the Committee nor any member of any of the foregoing shall be held liable for any injury, damage or loss arising out of the manner or quality of the approved construction or modifications of any Lot.

II. Construction Control.

A. Substantial completion of approved construction for an individual residence shall be required within one (1) year of approval, unless it is part of a Builder's pre-approved plan offering, in which case substantial completion is required within one (1) year of issuance of a building permit. When construction is completed, the applicant must notify the Committee, and, if deemed appropriate, the Committee may inspect the completed construction.

B. The applicant shall be responsible for damage to any common areas or to other Lots or subdivision improvements, including but not limited to those owned by the Association and/or the Village of Los Lunas, resulting from construction. Any damage that occurs as a result of construction shall be repaired or replaced by the applicant at its expense under the direction of the Committee or, if applicable, the Village of Los Lunas.

C. All construction, repair and maintenance shall be limited to the hours of 7:00am and 7:00pm. If more restrictive, work hours and noise levels specified in the Village of Los Lunas code.

D. All building debris must be placed in appropriate containers (wire ring, trash cans or dumpsters), which when filled must be removed. Any excess site dirt must be cleaned from adjacent streets promptly.

E. Portable toilets for construction workers shall not be placed on any lot where a residence has been completed, and shall be subject to relocation at the Association's request.

F. Temporary construction facilities are allowed if approved by the Committee.

G. Any construction signs installed on a Lot during construction shall be removed at the completion of construction. One real estate "for sale" sign no greater than four (4) square feet may remain on a lot until the residence has sold.

H. Existing site drainage shall not be altered in any way that would affect the quantity or direction of water flows in contravention of the approved grading and drainage plan for the Lot and for the subdivision.

I. Applicant shall be responsible for limiting wind or water erosion by site watering, fencing or drainage control during the construction period.

J. Model homes and sales offices shall have all marketing structures, including flagpoles, signs, fences and site lighting removed at the time the model homes and sales offices are no longer used for such purposes.

III. Site Planning.

A. Grading and Drainage of the initially constructed Lot (as set forth in the plot plan for the Lot which identifies spot elevations and flow arrows depicting the grading and drainage plan approved by the applicable governmental entities and built by the builder) shall not be altered. If an application involves or requires modification of the grading and drainage of a Lot, the Committee may require, at applicants' expense, a written certification from a licensed New Mexico geotechnical engineer that such proposed modification will not negatively impact the grading and drainage pattern or otherwise cause potential damage to the Lot or improvements

thereon, or to any adjacent Lots or improvements thereon. Improper alteration of or failure to stabilize and/or maintain drainage patterns as provided in the Plot Plan may result in significant damage, including but not limited to, damage to the foundation of the house or adjacent slopes, patios and/or yard walls.

B. Parking and Driveways:

1. A minimum of two (2) parking spaces, in addition to the garage spaces, shall be provided on each Lot to accommodate guests.

2. Only one (1) driveway access and driveway shall be allowed per Lot without the prior written approval of the Committee.

3. Driveway surface materials shall be concrete or concrete augmented (colored, stamped, exposed aggregate or scored) or interlocking pavers (brick, stone or concrete). No asphalt driveways are permitted.

4. Other parking restrictions shall be those enumerated in the Declaration of Covenants, Conditions and Restrictions.

C. Walls: Community Perimeter Walls shall be the walls adjacent to the main community roads, namely Sierra Vista Avenue, Emily Avenue, Abby Street, and Main Street, and walls adjacent to Common Areas or Common Facilities.

1. For purposes of these Design Guidelines, "Privacy Walls" are those walls constructed along the individual Lot property lines between Lots and "Community Perimeter Walls" are those walls which are constructed on a lot line adjacent to public right-of-way or Common Area.

2. Privacy Walls shall be of masonry construction conforming to the applicable Concrete Masonry Unit (CMU) wall standard (6"X8"X16"). The color shall be tan colored block, with a cap block. Privacy Walls that extend between the side Lot line and the residence (Return Walls) shall be constructed of tan CMU block, wrought iron, or a combination thereof

3. Privacy Walls shall not exceed six (6) feet in height above the adjacent highest finished grade, unless approved otherwise by the Committee.

4. Openings in Privacy Walls that are adjacent to a street right-of-way require approval of the Committee.

5. The cost of reasonable repair, maintenance and replacement of Privacy Walls will be shared equally by the Owners of the Lots on either side of the wall. Each Owner may make reasonable use of the Privacy Wall in a manner that does not interfere with the other Owner's use of the wall and does not otherwise violate any

regulations or guidelines created or adopted by the Committee. Any Owner who, by negligent or willful action or failure to act, causes a Privacy Wall to subside, tip or fall shall bear the entire cost of restoring, repairing or shoring up such wall.

6. No equipment of any type may be attached to Privacy Walls.

7. The Association shall maintain the cosmetics of the exterior of all Community Perimeter Walls and shall remove all graffiti therefrom. Lot Owners shall be responsible for maintaining the structural integrity of any portion of the Community Perimeter Walls adjacent to their Lot but may not alter any portion of the Community Perimeter Walls in any manner without the written approval of the Committee. This Lot Owner obligation to maintain includes the obligation to repair or replace damaged portions of the Community Perimeter Walls.

8. All walls shall conform to the requirements of the Village of Los Lunas, including the Zoning Ordinance.

9. Each Lot shall have a wall made of the Association's CMU wall standard or wrought iron a minimum of forty-eight (48) inches in height, on either side of the residence separating the front yard from the rear yard ("Return Walls"). Gate materials may be wood, painted to match stucco color, or wrought iron. Other gates and custom gates require Committee approval.

D. Outdoor Recreational Facilities:

1. Swimming pools and spas are allowed in rear yards only. Pool and spa installations must minimize any disturbance to adjacent Lots. Owners must ensure that a temporary fence, approved by the Committee, is installed whenever a Privacy Wall is removed while pool or spa construction or modification is in progress. Pool and spa equipment and plumbing must be concealed or placed underground and shall not produce sounds that disturb other Owners. Every pool or spa must have a backwash pit or separation tank.

2. Every application to the Committee to construct or modify a pool or spa must be accompanied by the relevant Village of Los Lunas permit(s) and, if required by the Committee, a certificate from a geotechnical engineer as discussed in Section III(A) above.

3. Outdoor play courts (e.g., basketball, tennis) shall be located in the back yard and may be constructed only with prior written approval by the Committee upon the Committee finding that the play courts will have minimal adverse impact upon adjoining Lots.

4. No outdoor recreational facility shall alter an approved Grading Plan unless a licensed New Mexico geotechnical engineer has certified the alteration will not

negatively impact grading and drainage and the alteration is further approved by the Committee.

E. Miscellaneous Site Features:

1. Exterior lighting shall be located to minimize impact on adjoining Lots or adjoining Common Areas. Ground-mounted lighting shall be directed downward as necessary to safely light walkways and residence entries. Light fixtures mounted on the residence shall be mounted no higher than ten (10) feet above the finished grade and shall be screened to prevent direct light falling outside the subject Lot.

2. Accessory Buildings such as gazebos, trellises, tool and storage buildings, and pet houses shall be constructed of the same materials and colors to match the features of the residence, unless approved otherwise by the Committee.

3. Garbage and trash containers shall not be visible from the street (unless visibility is through a gate for containers behind a Return Wall), except solely on the day designated for garbage removal.

4. Flagpoles shall be limited to one per Lot and shall be located and limited in height as determined by the Committee.

5. No heating, air conditioning units, evaporative cooling units, or equipment shall be placed, constructed or maintained upon the property, including, but not limited to, upon the roof, or exterior walls of any structure on any part of the property unless: (a) where such unit or equipment is installed upon the roof of any structure upon the property, such unit or equipment is fully screened from view from any adjacent lots by a parapet wall which conforms architecturally with such structure or (b) in all other cases, such unit or equipment is in the side or rear yard of the residence.

6. Model homes and sales offices will be allowed during the home-selling period, provided such are permitted by the Village of Los Lunas.

7. The Builder shall maintain landscaped areas in front yards until the residence has sold and is occupied.

8. Sidewalk repair and replacement shall be the responsibility of the adjacent Owner unless such sidewalk is on Common Area or part of a Common Facility. If an Owner or its agent, employee or representative, damages any sidewalk on or adjacent to that Owner's Lot, the Owner must repair or replace the sidewalk to return it to its original condition.

IV. Landscaping Design.

A. Lot Landscape Areas and Coverage:

1. No later than ninety (90) days after occupancy, all of the front yard shall be landscaped. The Association requires that landscaping be of a type which conserves water to the highest degree possible. Sod and grass require a lot of water to maintain and are, therefore, discouraged. Moreover, the use of excessive water can cause soil settlement or soil consolidation and damage to improvements on a Lot and/or on adjacent Lots and the improvements thereon. Consequently, Lot owners are required to use drought tolerant sod/grass such as blue grama, buffalo grass and drought tolerant fescues, and to familiarize themselves with the soils reports related to the subdivision and the current planting and watering recommendations available by the State of New Mexico and/or its Universities and their cooperative extensions, and to follow those recommendations. Copies of these documents may be obtained from the Association upon request. Neither the Association, nor the Builder, will be responsible for specific plant and watering recommendations and any loss or damage resulting directly or indirectly from floods, surface water (including but not limited to irrigation water) or water below the surface of the ground. High-water-use turf (annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue and tall fescue) are prohibited.

2. At least one (1) deciduous or evergreen tree of at least a two-inch (2") caliper shall be planted in the front yard.

3. Railroad ties and landscape timbers are not permitted in the front yard.

4. At least five (5) shrubs or grasses shall be planted in the front yard

5. No trees within five feet of any structure (e.g. house, Privacy Walls etc).

6. All gravel color shall be either gray, smoke (black), Santa Fe Brown or Santa Ana tan unless otherwise specifically approved by the Architectural Control Committee. 7/8" Santa Fe Brown gravel shall constitute not less than 30% of the groundcover area of the front yard. Santa Fe Brown crusher fines, if utilized, shall not constitute more than 20% of the groundcover area of the front yard. Cobblestone accents, if utilized shall not cover more that 10% of the groundcover area of the front yard. Steel edging shall be used to separate gravels/fines/cobbles.

B. Irrigation Systems:

1. Irrigation systems shall be designed to minimize water waste, overwatering and overspray. The lot owner is responsible for ensuring that all water lines are maintained and any leaks are promptly repaired.

2. Spray-type systems shall be limited to turf areas and shall be located so as not to spray onto parking areas, sidewalks, Privacy Walls, or adjacent residences.

3. Each residence must have an operable two (2) station minimum automatic timed irrigation system installed.

C. Plants:

1. Plant species (trees, shrubs, groundcover, and grasses) that do not require high water use are to be used. A guide to the identification of such species is available from the Committee.

2. Owners shall locate trees so that roots will not damage shared walls or fences as the trees mature.

D. Water features such as decorative pools or fountains are discouraged and, if installed, shall be limited to one hundred (100) square feet.

E. Owners shall maintain landscaped areas to ensure replacement of dying plant materials, pruning, regular watering, and Lot cleanup.

V. Residence Design.

A. Architectural Style:

1. The architectural character and style of all residences must be approved by the Committee.

2. The permitted architectural styles for the residences are limited to Pueblo, Territorial, Northern New Mexico Territorial, Southwest Traditional and Southwest Contemporary, Craftsman, Contemporary or other as approved and deemed appropriate by the Committee.

3. The architectural character or style of a residence shall be compatible with other residences in the Properties.

4. Porches, decks and trellises, attached or detached from the residence, shall maintain an architectural style consistent with that of the residence through use of materials, color and detail.

B. Building Plan:

1. Maximum building height for single story homes is 19.5' from engineer's pad elevation. Maximum building height for two story homes is 28' from engineer's pad elevation. The minimum area of heated floor space for residences shall be 1100 square feet.

2. Garages are required for all residences with a minimum two (2) spaces provided. Garage doors are limited to what is adequate for three (3) garage

spaces. Tandem garages may be utilized to provide up to a maximum of five (5) garage spaces. Garages may not be converted into living space or into any space that limits off-street parking.

C. Elevations:

1. Consistency of architectural style shall be maintained throughout all exterior elevations with respect to theme, material, colors and details. A consistent level of finish detail shall be maintained between front, side and rear elevations.

2. Elevation massing shall be consistent with the overall architectural style of the residence.

3. Roof forms shall exhibit consistency within the Properties and within each individual residence. Use of multiple roof forms (hip, gable and flat) within an individual residence is acceptable; however, the predominance of one form is encouraged.

D. Exterior Materials:

1. Residences shall balance the need to incorporate multiple materials to create visual variety while limiting the number of materials so as not to create a disharmonious or complicated appearance.

2. Metal cladding, vinyl or wood siding, and exposed standard-color and standard-finish concrete block are not permitted.

3. Residence exterior wall materials must be predominantly stucco with only stone, wood, adobe, metal, brick or simulated wood used for accent detailing.

4. All trim materials must be approved by the Committee and shall be limited to stone, adobe, metal, wood or simulated wood.

5. Exterior finish materials must extend down to within six (6) inches of the finished grade.

6. Every Residence shall be built with any of the following roof materials: a tile roof, an asphalt shingle roof, a built up or rolled material flat roof behind parapets, a roof combining parapets and tile shingles. All sloping roof materials must be approved by the Committee and only one material shall be used for all the sloping roof area.

7. No wood fencing of any kind shall be erected on any Lot where such wood fencing would be visible from any other Lot or from the street.

8. Doors and windows, if framed with metal, shall not be unfinished (unanodized). Mirrored and reflective films are not permitted on windows or doors, unless approved otherwise by the Committee. Appropriate window coverings, including but not limited to curtains, draperies and blinds, shall be installed by each Owner on each window within sixty (60) days after the Owner closes escrow or moves in, whichever comes first. Foil, sheets, blankets, newspapers and cardboard are prohibited except during the initial 60-day period.

9. Shutters and awnings shall be designed to maintain a consistent architectural style with the residence. If deterioration of shutters or awnings occurs, they must be repaired, replaced or removed.

10. Owners shall maintain all exterior surfaces in good repair.

11. Any sign approved by the Committee and not otherwise mentioned or described in these Guidelines or the Declaration of Covenants, Conditions and Restrictions for Sierra Vista shall be no larger than one foot by two feet.

E. Color:

1. Exterior finish material colors shall be complementary to and harmonious with each other. Accent colors for exterior trim, windows, doors and details that are harmonious with each other and with the overall color scheme of the residence are allowed. Colors of porches, trellises, and decks attached to or adjacent to the residence shall be consistent with the exterior finish colors of the residence. A three-color scheme for the exterior of residences is encouraged: roof color, primary wall color, and trim color (window and door trim, roof trim, miscellaneous trim). Primary wall colors and garage door colors shall be limited to those colors approved by the Committee. The Committee may from time to time approve colors based upon a suppliers or manufacturers sample. Substantially equal colors to those approved by the Committee are acceptable, provided however, that no gray shall be permitted.

2. All vents, flashing and metal chimney caps shall be painted to match or complement the roof color.

3. No unfinished metal frames of doors and windows shall be allowed on the exterior of the residence.

F. Roof Elements:

1. Antennas and satellite dishes shall not exceed one meter (39 inches) in diameter and may be installed on or under eaves. Unless signal acquisition is otherwise unavailable, antennas and satellite dishes shall be located not less than ten feet (10') from the front façade of the residence.

2. Solar collectors shall be appropriately located and/or screened as determined by the Committee.

3. Gutters and downspouts shall be painted to match or complement the adjacent roof trim or wall surface color.

4. HVAC equipment shall be ground-mounted or completely screened by parapet walls. Roof-mounted units shall be permitted only on flat roofs with parapet walls.

VI. Amendments; Additional Development Standards.

These Design Guidelines may be amended at any time and from time to time by unanimous action of the members of the Committee, and in addition to these standards, the Committee may promulgate additional design guidelines or standards that are not inconsistent with the standards set forth in these Design Guidelines and in the Declaration. Notwithstanding the foregoing, during the Declarant Control Period, amendments and additional standards may only be adopted with the consent of the Declarant.

VII. Variances.

The Committee may authorize variances from compliance with any of the design guidelines set forth in these Design Guidelines or in any additional criteria promulgated and adopted by the Committee. If such a variance is granted, no violation shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive or to render unenforceable any of the terms and provisions of this Declaration for any purpose except as to the particular property, provision, and instance covered by the variance.

These Design Guidelines shall be deemed established upon the recording of this document and shall thenceforth be deemed not only guidelines but covenants running with the land and they shall inure to the benefit of and bind the Lot Owners and the successors and assigns of the Lot Owners in the Properties and their heirs, personal representatives, grantees, tenants, successors and assigns.

These Design Guidelines (revision 1) are dated as of August 1, 2022.