

**RESOLUTION TO AMEND  
BUILDING STANDARDS AND REQUIREMENTS  
(CANYON CREEK HIGHLANDS)**

The undersigned are all of the members of the Design Review Committee as described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Canyon Creek Highlands (the "Declaration"). Pursuant to Section 7.4 of the Declaration, which provides in part that "The Design Standards may, from time to time, be amended, supplemented or repealed by the Design Review Committee upon unanimous vote," the undersigned, being all of the members of the Design Review Committee, hereby agree and state as follows:

RESOLVED, that Section 14 of the Design Standards shall be replaced in its entirety as follows:

A detailed landscape plan must be submitted to and approved by the Design Review Committee prior to installation. A minimum expenditure of \$2,500 for front yard landscaping (excluding sod and irrigation systems) is required. Front yard landscaping shall include at least one ornamental tree, a minimum of 1.5" caliper in size or 6' in height. At least one shade tree, a minimum of 2.0" caliper in size, shall be planted in each back yard. (Existing trees may satisfy this requirement.)

All yards and the unpaved portions of street right-of-ways and easements contiguous thereto shall be fully sodded with fine-leaved, turf type fescues, ryes and/or bluegrass, or planted with ground covers or covered with mulch, provided, however, that no duty to clear any tract of trees, shrubs or natural growth which are kept reasonably attractive shall be implied. Removal of any living tree with a trunk larger than 6" in diameter (measured 6" above ground level) must be approved in writing by the Design Review Committee.

Required sod and landscape installation shall be completed prior to first occupancy of the Residence, or before occupancy of the Residence shall occur, the Owner shall escrow funds for landscape improvements in an amount and manner determined by the Design Review Committee to assure such installation when weather permits.

All vegetable gardens shall be located behind the rear corners of the Residence and at least ten feet away from the boundary of the Lot. No vegetable garden(s) shall exceed 100 square feet in size on any Lot except with the prior written consent of the Design Review Committee.

The Developer, the Association and/or the City shall have the right (but not the obligation) to install one or more trees within the public right-of-way adjacent to each lot or within any public Landscape Easement ("L/E") or Utility Easement ("U/E") adjacent thereto as dedicated on any Plat. The type and location of said trees shall be selected by the Developer or the Association or the City in its sole discretion. Maintenance of said trees shall be the sole responsibility of the Lot Owner.

FURTHER RESOLVED, that the foregoing amendment take effect immediately.

Dated: March 24, 2015

Being All the Members of the Design Review Committee

  
\_\_\_\_\_  
Clay C. Blair III

  
\_\_\_\_\_  
Janet M. Blair

  
\_\_\_\_\_  
Frank J. Dean