

AMENDMENT NO. 3  
TO DESIGN REGULATIONS  
FOR  
ENCLAVE PATIO HOMES

WHEREAS, the undersigned is the Declarant of the Cobble Creek Covenants, Conditions and Restrictions recorded on March 31, 1999 in Book 997 at Page 657, and

WHEREAS, Section 12.4 provides the Declarant the authority to amend any architectural guidelines for the Cobble Creek community, and

WHEREAS, the architectural guidelines in the form of Design Regulations for the Enclave Patio Homes require yard maintenance equipment and trash receptacles to be stored inside the exterior walls of the home or in the garage, and

WHEREAS, the City of Montrose has instituted a recycling program that includes the distribution of large recycling receptacles that has resulted in difficulties for homeowners to comply with the regulations, and


WHEREAS, the undersigned Declarant desires to amend the referenced Design Regulations for Enclave Patio Homes, dated March 26, 2010 to address the storage problem.

NOW THEREFORE, the Design Regulations are hereby amended as follows:

Section 4.1.6 shall be replaced in its entirety by the following:

**4.1.6 Storage for Homeowner Yard Maintenance Equipment and Trash Receptacles:** Each home shall contain an enclosed storage area in which to store yard maintenance equipment, garden supplies, home maintenance equipment, trash receptacles and other such items. The required storage shall be accomplished by one of the following:

- i. A non-heated room within the exterior walls of the home, located at the side or rear of the home and with exterior access. Said room shall appear to be part of the heated living area of the home.
- ii. A specified area within the expanded width of the garage as outlined in Section 4.1.5 herein above.
- iii. A walled area at the side or rear of the home constructed of the same material and color as the primary siding of the home. Unless otherwise approved by the DRC, the wall will not be taller than 5 feet, but must fully screen stored materials from view from the street and adjacent property including the golf course, if applicable. Further, the enclosed area shall be sized to be the minimum necessary to contain the materials to be stored, will be required to have aesthetic elements such as a capstone on top of the wall and, in the sole opinion of the DRC, shall be allowed only in cases where adequate storage is not available elsewhere within the exterior walls of the premises.



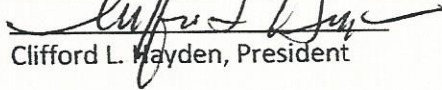
The remainder of the referenced Design Regulations shall remain unchanged and in full force and effect.

Dated: May 18, 2013

DECLARANT

Weststar Development, LLC

Enclave Development, Inc., Manager



Clifford L. Hayden, President