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**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS  
AND DESIGN STANDARDS AND GUIDELINES, ST. MICHAEL'S  
SUBDIVISION, GREELEY, COLORADO**

WHEREAS, Meyer Farm Development, Inc. ("Declarant") adopted a Declaration of Covenants, Conditions and Restrictions for St. Michael's Subdivision in the City of Greeley, Weld County, Colorado (the "Covenants"), and

WHEREAS, pursuant to Section 5.3, Design/Construction/Material Standards and Guidelines, of the Covenants, Declarant adopted certain Design Standards and Guidelines for the Meyer Farm Subdivision located in the City of Greeley, Colorado ("Design Standards"), and

WHEREAS, Meyer Farm now desires to amend the Covenants and Design Standards to incorporate certain fence standards and certain landscaping requirements.

NOW, THEREFORE, the following fence standards and landscaping requirements are incorporated into the Covenants and Design Standards:

Fencing Requirements

Backyards to open space:

48" tall, white 3-rail concrete split rail fence to be purchased from Signature Stone (351-0270) OR 48" tall white vinyl picket fence (specifications to be provided by the AC).

Backyards:

Up to 6-foot privacy fence, white, either in concrete or vinyl.

Side Fences:

Up to 6-foot privacy fence, white, either in concrete or vinyl

Front Yards:

Front yard fences (either full fences or partial fences) are not recommended and will be restricted. Living hedges may be used only with AC approval.

Sheds, Play Sets and other Detached Buildings in Backyards:

No sheds, detached garages or other detached buildings will be approved by the AC. Extra storage must be in the garage.

Play sets, swing sets, jungle gyms and other similar recreational apparatus are not allowed.

### Landscaping Requirements

- Sprinkler systems are required.
- Each front yard must be 80% covered with living material such as trees, sod, bushes, flowerbeds and such other living material as the AC may approve.
- A plant material list must be submitted to the AC along with a landscape plan with a time estimated for completion.
- Top quality Kentucky bluegrass sod is required.
- Blue spruce trees are not permitted in any front yard.
- The owner is responsible for the "Plant/Tree Row" which is the area between the sidewalk and the street. Such responsibility includes, but is not limited to, the planting and maintenance of sod and one or more trees as specified by the AC tree in the Plant/Tree Row at the owner's cost and expense. The type and size of the tree(s) to be planted in the Plant/Tree Row will be specified by the AC. Rock and mulch are not permitted in the Plant/Tree Row.
- Deciduous trees with a caliper of at least 2 inches are required.
- Use of rock is limited to areas approved by the AC and will be limited to areas that require a moisture barrier. The type, size, color and amount of rock must be illustrated clearly on the landscape plan.
- All plant beds should have a bed of mulch at least 3" deep to retain water.
- Landscape boulders and boulder retaining walls may be utilized in the landscape plan. All boulders should be grouped and partially buried and covered with ground cover.

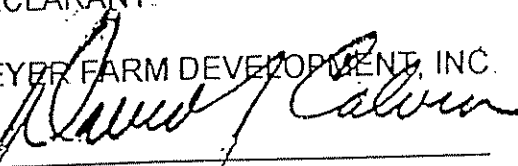
Except as amended hereby, the Covenants and Design Standards shall remain in full force and effect.

These amendments to the Covenants and Design Standards for the St. Michael's Subdivision are adopted this 10<sup>th</sup> day of July 2003 and shall be effective for any lot(s) for which a landscape plan or architectural drawings have not been submitted and/or approved.

DECLARANT:

MEYER FARM DEVELOPMENT, INC.

By



David J. Calvin, President