

**Building Guide Revisions
Proposed by the ACC
Adopted by Board July17, 2010**

Fencing (Page 5.)

Fencing on Residential Lots is discouraged. Fencing shall not enclose more area than is necessary for livestock and appropriate stock fencing should be used. Deer fencing to protect landscape cannot extend more than 50 feet from the building envelope and may not be located in Common Areas. Under no circumstances may a landscape plan requiring deer fencing be planted more than 50 feet outside the building envelope. Any and all fencing plans must be reviewed and approved by the ACC. A performance bond of \$1,500 will be required prior to the commencement of any fence project.

Fence posts should be wood finished with preservative or stain that minimizes prominence. Fences must be constructed of wire and that wire should be the lightest gauge and most open mesh that will serve the purpose. Chicken wire is not permitted. Fences should not be visible from neighboring property and/or common areas and should be simple and open and should not attract attention or obstruct views. In some cases where it is unavoidable that the fence be concealed, those visible portions will require landscape screening and associated maintenance to soften the fence line appearance. The ACC may approve heights to 8 feet for deer fences. (CC&Rs p.42(hh)) (See also Rock Walls, Common Area)

Landscaping (page 8)

The landscape concept for the George Ranch is for all residents to preserve the rural, native woodland, and allow free passage of animals throughout the ranch. To ensure that we maintain rural woodland, landscaping must be contained within the building envelope. Under no circumstances may a landscape plan requiring deer fencing be planted more than 50 feet outside the building envelope. Any structures associated with landscaping must be built inside the building envelope. ACC review and approval is necessary prior to commencement of any landscape project. Landscaping within 100 feet of the centerline of a Common Area road is also subject to ACC review and approval.

Plant materials should be indigenous or of similar character. Drought tolerant plants and plants whose water utilization is of minimal impact to the environment should be used wherever possible. Plants of an invasive nature (i.e. pampas grass), or poisonous to animals or humans (i.e., oleander) is discouraged.

A performance bond of \$1,500 will be required prior to the commencement of any landscape project.