

## **ADDENDUM TO TUSCANY SQUARE DESIGN GUIDELINES DATED AUGUST 28, 2007**

The following recommendations from the ACC were submitted to the Tuscan Square Homeowners Board of Directors for review on April 16, 2014. The Board of Directors approved the following changes and additions on April 16, 2014:

### **Reference Page 10, Fences**

The following guidelines are established for fence repairs and/or replacement. In addition to ACC approval prior to construction of a new fence, a permit is required from the City of Frisco and specifications must meet their guidelines listed in Section 18-491 – Wooden Fence Standards.

1. The owner may submit a request to replace their fence after coordination and permission of joint owner properties has been secured in writing.
2. The fence shall be of equal or better quality wood construction to the original fence. An owner may upgrade, i.e. white wood to cedar, upon approval from the ACC. The ACC highly recommends but does not require the use of cedar planks. All vertical posts on new fences shall be galvanized steel with a minimum of 2 $\frac{3}{8}$  inch diameter, a minimum 15 gauge thickness, and set in a concrete footing.
3. All fences must be made from white wood or cedar planking with the following dimensions and can be single slat or board on board: 6 ft. in height;  $\frac{1}{2}$  to 1 inch in thickness; and 4 to 6 inches in width. Kick boards and top caps are allowed.
4. It is recommended that fences be painted/stained every five years in order to preserve the life of the fence. The following approved paint/stain colors or an equivalent product in the medium to dark brown color range can be used.

#### **Lowes**

New fences only: Olympic transparent toner – Canyon Brown

New and old fences: Olympic solid color stain – Chocolate or Timberline (note: these colors will cover like paint; there will be no wood grain showing)

#### **Home Depot**

New fences only: Behr semi-transparent stain – Chocolate #ST 129

Old fences only: Behr solid color stain – Chocolate #SC 129 (note: this product will cover like paint; there will be no wood grain showing)

5. An owner may either repair their fence or construct a new one. If repaired the entire fence must be painted to match with an approved color. Replacement of one or more sides of a fence requires ACC approval.
6. If the HOA Board of Directors determines that an owner's fence is in need of repair or replacement, the Board will give the homeowner a notice in writing of what the Board expects the homeowner to correct. Notices and any subsequent actions will be in accordance with the HOA violation process.

## **Reference Page 12, Exterior Modifications, Storm Doors**

### **Front Door**

Pella® Select® Storm Door (or equivalent)

Fullview with clear glass

Approved door colors: white or brown

Larson Tradewinds Retractable Screen Door (or equivalent)

Fullview with clear glass

Approved door colors: white or brown

### **Back Door**

Pella® Select® Storm Door (or equivalent)

Fullview with clear glass

Approved door color: white only

Larson Tradewinds Retractable Screen Door (or equivalent)

Fullview with clear glass

Approved door color: white only

Larson Pet Door (or equivalent)

Approved door color: white only

All products are available at Lowe's