

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 January 16, 2013. The Board of Directors approved the following changes and additions in January of 2013:

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.
4. It is recommended that fences be painted/stained every five years in order to preserve the life of the fence. The following are the approved paint/stain colors (or an equivalent if these colors are discontinued).

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. The owner has 30 days to comply with the notice of repair. If within the 30 days the situation has not been rectified, the owner will be informed that a violation is in effect and must be corrected within 10 days. If not corrected within 10 days, a third party contract may be obtained to correct the violation and the cost will be charged to the owner in the form of a special assessment and/or fine.

Reference Page 10, Exterior Modifications, Lighting

Flood light fixtures are not allowed for front porch, outdoor garage, or rear porch light replacements.

Reference Page 12, Exterior Modifications, Storm Doors

Pella® 36" Ashford Storm Door

White and brown are approved colors for storm doors.