



Legendary Run Community Association, Inc.

21st Amendment to the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements

This Twenty-first Amendment to the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements is made 9/20/2010 by the Legendary Run Community Association Board of Trustees. In the case of a conflict between the original Design Review Criteria and these provisions, this Amendment shall control.

The following provisions of Design Review Criteria are amended as provided for in Article VII, Section 5 of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements.

Construction of Improvements.....	2
Deck and Patio	3
Fence.....	4
Playset.....	5
Basketball Goal	6
Trampoline	7
Satellite Dish	8



Legendary Run Community Association, Inc.

21st Amendment to the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements

Construction of Improvements

The intent of this provision is to protect the appearance of the community. These criteria apply to improvements on existing homes, not construction of new homes.

Construction is subject to the following:

- Debris and excess material will be removed from the site daily.
- Construction equipment shall be removed from the site daily; no overnight parking of trucks or trailers.
- Construction shall commence within 60 days of the approval of the application or the approval shall be rescinded.
- Construction shall be completed within 120 days of commencement.



Legendary Run Community Association, Inc.

21st Amendment to the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements

Deck and Patio

The intent of this provision is to protect the community's architectural quality and balance of the built environment with the existing natural environment. The following have been established to protect the open feel of the community, bring to the forefront the architectural design of our homes, diminish visual distractions, and to leave open site lines to landscapes and the natural surroundings.

Deck and/or patio installation is subject to the following:

- Patio shall be made of concrete or pavers; no asphalt or loose aggregates.
- Deck shall be made of natural material or wood substitute; no PVC or plastics.
- Deck railing shall have a maximum height of forty-two inches (42").
- Deck spindles, balusters or pickets shall have a maximum width of three inches (3").
- Deck or patio structural elements shall be placed inward with decorative elements facing out.
- Deck or patio colors shall blend in with the house and/or environment; no harsh primary or contrasting colors.
- Deck or patio shall not obstruct neighbors' views.
- Deck skirting and deck or patio retaining wall shall be included with the application.
- Deck or patio installation shall not impede water flow to or from lot or adjoining lots.
- No lighting apparatus shall be attached to or erected near the deck or patio with the exception of under-rail and in-step downward facing lighting.
- Deck or patio shall not to be used for storage of items other than standard deck/patio furniture and apparatus (i.e. grill, fire pit).



Legendary Run Community Association, Inc.

21st Amendment to the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements

Fence

The intent of this provision is to protect open feel of the community, bring to the forefront the architectural design of our homes, diminish visual distractions, and to leave open site lines to landscapes and the natural surroundings. Fencing that is black or dark in color with minimum opacity is preferred. White painted or PVC panels, pickets and rails are discouraged. Consideration may be given to homeowners who wish to adjoin adjacent white fencing.

Fence installation is subject to the following:

- Fence shall have a maximum height of forty-eight inches (48") from grade.
- Fence members shall have a maximum width of six inches (6"). Structural elements shall be placed inward with decorative elements facing out.
- Fence shall have a maximum opacity of fifteen percent (15%).
- If wire screening is used, it must be coated wire, dark in color, and installed on the interior only.
- Paint and stain finishes shall be dark in color; no white or colors that contrast with the natural surroundings.
- Fence shall be installed in a rear yard area only coming no farther forward than the rear corners of the house/garage.
- Fence shall not impede water flow to or from lot or adjoining lots.
- Fence shall not obstruct neighbors' views.
- Fence shall be installed with enough clearance between the bottom of the fence and the ground to allow easy trimming.
- Fence owner shall maintain both sides of non-adjoined fence (painting, staining, grass trimming, etc.)
- Fence shall not be installed along the tops of berms.
- Privacy fence shall have a maximum height of six feet (6').
- Privacy fence shall be allowed for use immediately adjacent to patios or decks.
- No perimeter privacy fencing is permitted.



Legendary Run Community Association, Inc.

21st Amendment to the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements

Playset

The intent of this provision is to protect the community's goal of balancing the built environment with the existing natural environment. The following have been established to protect the natural look of the community, diminish visual distractions, and to blend structures with the natural surroundings.

Playset installation is subject to the following:

- Playset shall be made of natural material or wood substitute; no PVC, plastics, or metal.
- Roofs shall be made of wood shingles or neutral, blue or green canvas; no vinyl, PVC or plastics.
- Colors shall blend in with the environment; no reds, harsh primary, neon, or contrasting colors. No rainbow-colored tarps or tenting are permitted.
- Playset shall be located in the rear yard behind the house. Consideration may be given to those with steep slopes or other conditions that limit usable space in the rear yard.
- Playset shall be located to minimize noise and visibility from neighbors and visibility from street.
- Playset shall not impede water flow to or from lot or adjoining lots.
- No lighting apparatus shall be attached to or erected near the playset.
- Playset shall not be used for storage of items.
- Landscape screening is preferred and may be required.



Legendary Run Community Association, Inc.

21st Amendment to the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements

Basketball Goal

The intent of this provision is to protect the architectural design of our homes, diminish visual distractions, and to protect our quality of living from the noise this activity can bring.

Basketball Goal installation is subject to the following:

- Basketball goal pole shall be black or green.
- Basketball goal backboard shall be transparent. No ornamental graphics on the backboard are permitted (exception may be given for small manufacturer's logo).
- Basketball goal shall be located at the edge of a driveway.
- Basketball goal shall be located behind the plane of the nearest facade of the house/garage for houses with a side entry garage.
- Basketball goal shall be located within fifteen feet (15') of the plane of the nearest facade of the house/garage for houses with a forward entry garage.
- Basketball goal shall not be located within any front yard setback.
- Basketball goal shall not be located in a rear yard where it may become an annoyance to neighbors or golfers.
- Basketball backboard/hoop shall be mounted on basketball goal pole only; no roof, wall, playset, light pole mounting, etc.
- No lighting apparatus shall be attached to or erected near the basketball goal.
- Portable style basketball goal must stand on its own with no additional weighting (i.e. piles of bricks, mulch bags, firewood, etc).
- Portable style basketball goal is considered a temporary structure. Design review approval is for the present homeowner. Portable goal approval is not transferable with the sale of the house.



Legendary Run Community Association, Inc.

21st Amendment to the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements

Trampoline

The intent of this provision is to protect the appearance of the community surroundings including yards and landscapes, especially when viewing from the front, and in the case of golf course homes, the rear as well.

Trampolines are considered temporary structures. The approval of a trampoline application does not transfer with the sale of the house. If the trampoline or the use of the trampoline becomes a nuisance (i.e. noise, unkempt turf, obstructed site lines) or is in violation of the guidelines below, the application approval may be rescinded.

Trampoline installation is subject to the following:

- Trampoline shall be located in the rear yard behind the house. Consideration may be given to those with steep slopes or other conditions that limit usable space in the rear yard.
- Trampoline shall not be located within 10' of any property line.
- Trampoline shall be located to minimize noise and visibility from neighbors and visibility from street.
- Trampoline shall not obstruct neighbors' views.
- Trampoline shall be disassembled and stored indoors between November 1 and February 28.
- Trampoline shall be occasionally moved so that no bare spots in the turf develop. Turf under and around trampoline shall be maintained at the same cutting height as surrounding yard.
- Colors should blend in with natural surroundings; no harsh primary or neon colors. Netting shall be dark and solid in color.
- No lighting apparatus shall be attached to or erected near the trampoline.
- Trampoline shall not to be used for storage of items.
- Landscaping and trees for shielding may be required pre and/or post approval (depending on placement when moved).



Legendary Run Community Association, Inc.

21st Amendment to the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements

Satellite Dish

The intent of this provision is to protect the architectural character of our homes, especially when viewing from the front, and in the case of a golf course home, the rear as well.

The following recommend locations take into account that the satellite dish has to have the proper 'sky view' in order to operate. The dish should be mounted in the most preferred area listed below that still allows the dish an adequate 'sky view'. No dish shall be installed on the front facade of a house, or on a section of roof that is visible from the street (front sloping, gable side or side hip). Installation shall minimize exposed wiring. All wiring to shall be tightly affixed to the house and hidden to the maximum extent possible.

Preferred mounting areas (most preferred to least preferred):

- Install on side of house adjacent to incoming utilities (electric meter, gas meter, etc) at four feet (4') from grade level.
- Install on side of house opposite to the incoming utilities (electric meter, gas meter, etc) at four feet (4') from grade level.
- Install on rear of house at four feet (4') from grade level.
- Install on the side of the house near the rear roof rake/eave.
- Install on rear roof of house. Dish shall not be visible above the roofline from houses across the street at grade level (standing).
- Install in back yard at grade level within setbacks. Landscape shielding required.