

**Architectural Standards Bulletin for Town Homes**  
**Interpretation of standards for back yard stone walls**

1. Authority. Article V of the Declaration sets forth certain rights and responsibilities of the Architectural Committee, including without limitation, the authority to review proposed construction or alterations of Improvements by owners on their Lots, the authority to promulgate and amend architectural standards for the community, and provides that the Architectural Committee shall have broad discretion with respect to matter of aesthetics, design, materials and related conditions for any improvements.
2. Purpose. The Architectural Committee is issuing this interpretation to establish a set of uniform standards to promote a clear and comprehensive policy regarding the construction of stone walls and gates among Town Home lots. This will prevent a wide variety of stone walls that would create an inconsistency of appearances that distract from the overall attractiveness of the community.
3. Scope. This interpretation applies to all stone walls to be constructed within the Town Home section of Highgrove. Nothing in this interpretation (a) limit's the authority or discretion of the Board under the Declaration, or (b) interferes with easements authorized or permitted under Declaration Article VII.
4. Construction Standards. Applicant must submit an Architectural Request Form for Approval by the Architectural Committee along with the following: a lot survey indicating the location of the wall and gate, along with a picture or sketch depicting type and arrangement of wall within property boundaries. Wall must meet the following standards for back line fences/walls to be approved by the Architectural Committee.
  - 4.1 Stone wall to start from the end of vinyl fence and terminate at the end of the other vinyl fence within property boundaries.
  - 4.2 Wall dimensions to be 10" to 18" wide and a height of 30" to 36" measured on the inside of the wall, including a flat top cap to complete the finished appearance. The front and back side should also have a smooth finished appearance and without protruding jagged edges.
  - 4.3 Wall colors to be earth tone: sand, gray, brown, blue and charcoal black.
  - 4.4 Only a wrought iron gate is accepted. Picture of gate is to be submitted for approval. Black is the accepted color.
  - 4.5 Gate to be 3 to 4 ft. wide and no more than 4 ft. high.

Standard Modified on November 12, 2013  
ARC all Approved