



WOLF CREEK MAINTENANCE CORPORATION

AMENDMENT TO DESIGN GUIDELINES

In accordance with, and in addition to the CC&R's of the Wolf Creek Maintenance Corporation an amendment to the Association's Design Guidelines, the following sets forth design/architectural terms for the Association as required by California Civil Code Section 1378.

1. Changes That Require Architectural Approval.

No construction, installation or alteration of an Improvement, including landscaping, in the Community, and no grading, excavation, filling other alteration to the grade or level of the land in the Community, may be commenced until plans and specifications showing the nature, kind, shape, height, width, color, materials and location of the Improvements are submitted to and approved in writing by the Design Review Committee ("DRC"). (Article V, Section 5.3.1 of the CC&R's).

2. Procedures for Review and Response.

2.1. The Application.

To be deemed a complete application, the Wolf Creek Maintenance Corporation Home Improvement Form must be fully completed and submitted with all requested documents and information, including, but not limited to the Adjacent Owners Statement form.

The complete Application shall be signed and submitted in triplicate by the homeowner to the DRC and is deemed received upon delivery and receipt will be issued by the management company on behalf of the Association.

2.2. Standards for Decision.

The DRC shall approve plans and specifications submitted for its approval only if it deems that (a) installation, construction, alterations of the Improvements in the locations proposed will not be detrimental to the appearance of the surrounding area of the Community as a whole, (b) the appearance of any structure affected by the proposed Improvements will be in harmony with the surrounding structures, (c) installation, construction or alteration of the proposed Improvements will not detract from the beauty, wholesomeness and attractiveness of the Community or the enjoyment thereof by the Owners, (d) maintenance of the proposed Improvements will not become a burden on the Community Association, and (e) the proposed Improvements are consistent with the Community Declaration and applicable aesthetic requirements of the City (if any). Article V, Section 5.3.3 of the CC&R's).

2.3. Response to Complete Application.

2.3.1. Time for Response.

The Design Review Committee will review the complete Application and issue a written response to the homeowner within 45 days after receipt of the complete Application. Incomplete Applications should be returned within 30 days to the homeowner with notification that the Application was incomplete. An incomplete Application does not comply with the requirements of the CC&R's for proper submission.

2.3.2. Nature of Response.

The written response to the complete Application shall be either an "Approval with or without conditions, or "Disapproval". In the event of "Disapproval" the response will set forth why it was not approved, what additional information or documentation is needed, if any, and the procedures for reconsideration by the Board according to this policy. (Civil Code §1378.) Note: Approval of the complete Application does not relieve the homeowner of adherence and compliance with all building codes and regulations of the City other government agencies and utility companies, and the approval in no way represents that building codes, City or government regulations or requirements of utility companies were reviewed or taken into consideration or that the DRC has any knowledge or information in this regard. Additionally, the DRC shall not be responsible for any defects in any building or other structure erected, constructed, installed, placed, altered or maintained in accordance with or pursuant to any plans and specifications, color scheme, plot plan, grading plan or other material approved by the Committee or any conditions or requirements that said Committee may have imposed with respect thereto or with respect to compliance with any building or other codes.

3. Procedures for Reconsideration an Appeal.

All requests for reconsideration must be in writing and submitted within 30 days following the final decision of the Design Review Committee. A written request for appeal to the Board of Directors to reconsider the complete Application at an open meeting of the Board, will be responded to with notice of the date upon which the matter will be reconsidered at an open meeting of the Board. (Civil Code §1378.) Notice of the open meeting shall be given at least 4 days prior to the open meeting. (Civil Code §§ 1363.05 and 1378.) The open meeting will be the next scheduled regular meeting of the Board. A decision on the Appeal will be in writing to the homeowner within thirty (30) days after the open meeting.

4. Variances.

The DRC may authorize variances from compliance with any of the architectural provisions of this Community Declaration or the Design Guidelines including restrictions on height, size, floor area or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration require. Such variances must be evidenced in writing, must be signed by a majority of the Design Review Committee, and become effective on Recordation. The Board must approve any variance recommended by the Design Review Committee before any variance becomes effective. (Article V, Section 5.8 of the CC&R's).

5. Completion of Project and Compliance With Approval.

Homeowners must complete their Improvements in a timely manner.