

Phase 3C Supplement
to the
Amended and Restated
River Run Architectural Committee
Rules and Regulations

Article I
Introduction

Residents of Phase 3C wish to preserve the unique and original appearance of the Phase 3C neighborhood. Residents desire that the River Run Architectural Committee be guided by this supplement in considering proposals for modifications to structures and landscaping in Phase 3C.

Article II
House Architectural Guidelines.

- a. Construction: Houses in Phase 3C will be wood siding, or a product that simulates wood siding that is specifically approved by the River Run Architectural committee. Aluminum siding and vinyl siding are prohibited.
- b. Color: Houses will maintain, as much as possible, colors that equal the colors of the original Springbrook Collection. This can be described as light earthtones, beige, for example. Trim, fascia, and window boxes must be shades of black. Proposed changes in color must be approved by the River Run Architectural Committee, which will be guided by this section.
- c. Lighting fixtures: Original globe lights are approved and can be replaced by down-pointing light fixtures, black in color. Exterior lighting, including back security lighting, cannot glare into the yard of neighbors.
- d. Mailboxes: Mailboxes will be black boxes on black posts.

Article III
Fence Architectural Guidelines

- a. Construction: Front fences and gates, and back fencing, must be maintained in the original style of rough cedar horizontal planks between vertical 4" x 4" square posts. Aluminum and vinyl fencing is not permitted. Back fencing, however, may be modified from the original style with the approval of both homeowners on either side of the fence to be modified, and with approval of the River Run Architectural Committee. The River Run Architectural Committee will acknowledge that Phase 3C's original fencing does not comply with the fencing requirements as stated in the Amended and Restated River Run Architectural Committee Rules and Regulations.
- b. Color: Front fences, gates, and rear fences cannot be painted. Fences and gates may be stained in natural, earthtone colors.

Article IV
Landscaping Architectural Guidelines

- a. Landscaping improvements and changes must be proposed to and approved by the River Run Architectural Committee, as their process directs.
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