

*Action to Approve -
Gail Hoffman
Secows -
Brandon*

Vistoso Hills Homeowners Association
Amendment to Design Guidelines

Subject: Patio Shades
Date: June 24, 2004

WHEREAS, the Board of Directors, in exercise of its power and authority to manage the affairs of the Association, and with direct recommendations from the Architectural Control committee, do hereby take the following action, in adding the following Amendment to the Design Guidelines for Vistoso Hills Homeowners Association:

"Rolling shutters on any window, door or any other portion of any dwelling within the Community are prohibited.

With the prior written consent of the Architectural Control Committee, ("ACC"), an Owner may install patio shades on a dwelling. The Owner shall submit a plan for the shades to the ACC. The ACC shall approve or disapprove of the shades in its sole and absolute discretion, based on the facts of each submittal.

The ACC may consider size, color, material, design, impact on views of neighbors, and any other factor the ACC deems relevant. In its discretion, the ACC may approve patio shades that are either operated manually, or by sunlight/solar activation. All patio shades must be retracted at sunset.

The Association suggests that each roll-down shade should ordinarily not be Visible from Neighboring Property, when the shade is in the "up" position. Each patio shade should match the color of the stucco of the dwelling as closely as possible. The maintenance of the shades shall be the responsibility of the Owners. Improper maintenance of the shades shall subject the Owner to the improper maintenance provisions contained in the Declaration."


BOARD OF DIRECTORS
VISTOSO HILLS HOMEOWNERS ASSOCIATION


Approved - Donna Sabers, President


Approved - Ken Brown, Vice President


Approved - Patricia Lien, Secretary


Approved - Gail Hoffman, Treasurer


Approved - Brandon Bosshardt, Director