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**RESOLUTION OF THE
BOARD OF DIRECTORS OF
EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 1**

A RESOLUTION APPROVING AN AMENDMENT TO THE AMENDED RULES AND
REGULATIONS/DESIGN GUIDELINES FOR EAGLE BROOK MEADOWS

WHEREAS, on February 26, 2025, Eagle Brook Meadows Metropolitan District No. 1 (“District No. 1”) approved Amended Rules and Regulations/Design Guidelines (the “2025 Amended Rules and Regulations”), as recorded in the records of Larimer County Clerk and Recorder (the “Clerk’s Office”) on March 6, 2025 at Reception No. 20250009221, against certain real property described in **Exhibit A** attached hereto (the “Property”); and

WHEREAS, on February 12, 2025, the Board of Directors of District No. 1, together with the Boards of Directors (the “Board”) of Eagle Brook Meadows Metropolitan District Nos. 2 and 3, discussed amending certain regulations set forth in the 2025 Amended and Rules and Regulations, including regulations governing “Basketball Backboards;” and

WHEREAS, District No. 1 desires to approve an amendment to the 2025 Amended Rules and Regulations as set forth herein.

NOW THEREFORE, THE BOARD OF DIRECTORS OF EAGLE BROOK MEADOWS
METROPOLITAN DISTRICT NO. 1 HEREBY RESOLVES AS FOLLOWS:

1. 2025 Amended Rules and Regulations. The Board hereby approves an amendment to the 2025 Amended Rules and Regulations to modify the regulations governing Basketball Backboards, as reflected in the Amended Rules and Regulations/Design Guidelines, as attached hereto as **Exhibit B**. In addition, the Board hereby waives any fines imposed for any property found in violation of the of the Basketball Backboard regulations as such regulations existed prior to this amendment.

2. Effective. Except as otherwise modified herein, the rules and regulations set forth in the 2025 Amended Rules and Regulations shall remain in full force and effect. The amendment set forth in Paragraph 1 herein shall become effective upon adoption by the Board.

3. Recording. This Resolution shall be recorded in the Clerk’s Office.

(Signature Page Follows.)

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ADOPTED AND APPROVED THIS 12th DAY OF FEBRUARY, 2026.

EAGLE BROOK MEADOWS METROPOLITAN
DISTRICT NO. 1

Signed by:

Robert L. Eck II

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By: Robert L. Eck, II, President

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EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Lots 1 through 32, both inclusive, Block 1;
Lots 1 through 12, both inclusive, Block 2;
Lots 1 through 12, both inclusive, Block 3;
Lots 1 through 22, both inclusive, Block 4;
Lots 1 through 18, both inclusive, Block 5;
Lots 1 through 15, both inclusive, Block 6;
Lots 1 through 19, both inclusive, Block 7;
Lots 1 through 19, both inclusive, Block 8;
Lots 1 through 17, both inclusive, Block 9;
Lots 1 through 16, both inclusive, Block 10;
Lots 1 through 18, both inclusive, Block 11;
Lots 1 through 9, both inclusive, Block 12;
Lots 1 through 12, both inclusive, Block 13;
Lots 1 through 12, both inclusive, Block 14;
Lots 1 through 10, both inclusive, Block 15;
Lots 1 through 14, both inclusive, Block 16;
Lots 1 through 9, both inclusive, Block 17;
Lots 1 through 11, both inclusive, Block 18;
Lots 1 through 12, both inclusive, Block 19;
Lots 1 through 8, both inclusive, Block 20;
Tracts A, B, C, D, E, F, G, H, I, J, K, L; and
Outlot A;

All being in Eagle Brook Meadows First Subdivision to the City of Loveland, Colorado, according to the plat thereof recorded in the Clerk and Recorder's Office of Larimer County, Colorado on November 28, 2006 at Reception No. 20060089602, City of Loveland, County of Larimer, State of Colorado.

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EXHIBIT B
AMENDED RULES AND REGULATIONS/DESIGN GUIDELINES
FOR EAGLE BROOK MEADOWS
AS AMENDED ON FEBRUARY 12, 2026

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Amended Rules and Regulations/Design Guidelines Eagle Brook Meadows Loveland, Colorado

**Dated February 26, 2025
As Amended on February 12, 2026**

The Eagle Brook Meadows (“Community”) property is also subject to Declaration of Covenants, Conditions, And Restrictions For Eagle Brook Meadows, City of Loveland, Larimer County, Colorado (“Covenants”) which contain further restrictions and limitations and are also binding on all lot owners within the Community. The Architectural Review Committee (“ARC”) shall have the right, power, and authority to amend these Rules and Regulations from time to time as deemed appropriate in the future. In the event any provision of these Design Guidelines conflict with the provisions of the Covenants, the provisions of the Covenants shall control.

Introduction:

Pursuant to Article 7, Section 7.2 of the Covenants, the ARC may adopt Design Guidelines to facilitate the purposes and intent of the Declaration. This includes promulgation, amending, varying, repealing, or augmenting the Design Guidelines from time to time in furtherance of the Covenants. Such guidelines and rules adopted by the ARC shall have the same force and effect as if they were set forth in and were a part of the Declaration.

Accessory Buildings, Storage Buildings: Accessory buildings and storage buildings shall be submitted to and approved by the ARC prior to their construction. All such buildings shall be consistent with the siding, roofing and exterior color palette of the primary residence. All accessory buildings and storage buildings shall be located within the side or rear yard of the primary residence in accordance with the PUD zoning standards for Eagle Brook Meadows as approved by the City of Loveland (“City”).

Additions and Expansions: Any additions and/or expansions modifying the exterior of any existing structure require prior approval of the ARC.

Advertising: See “Signs”.

Air Conditioning Equipment: No types of refrigerating, cooling or heating apparatus shall be permitted on the roof or in any window of any existing structure unless such system is approved in writing by the ARC. Further, no such apparatus shall be permitted elsewhere on a lot unless appropriately screened and approved by the ARC. Without limiting the foregoing, conventional air conditioning units located on the ground of a lot are permissible when approved in accordance with the preceding sentence.

Antennas: Except as otherwise provided herein, no exterior radio antenna, television antenna, satellite dish, aerial or other reception device or other antennae of any type or size shall be erected or maintained on the lot without the prior approval of the ARC. Satellite dishes may be installed below the roof line of any Residence, provided that the satellite dish is not visible from the street. The ARC shall act on applications for approval of satellite dishes and antennas in accordance with the requirements of the Federal Telecommunications Act of 1996, and any applicable regulations adopted pursuant thereto, as such statute and regulations may be amended from time to time. Antennae may be erected within the enclosed attic space of the residence.

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Artificial Turf: Artificial Turf is allowed in rear yards only up to 25% of the rear yard, per the City of Loveland Municipal Code 18.08.06.01 regarding Trees, Ground Covers, and Mulch. Also see **Landscaping**.

Awnings: Cloth or canvas awnings require prior ARC approval. Color must be the same as or generally recognized as complementary to, the primary residence exterior color palette and must be integrated in the overall appearance of the home. Awnings (cloth or canvas)/coverings may be used over a patio or deck in the rear yard of the residence only. Awnings (cloth or canvas) shall be maintained in good condition and appearance. No aluminum, fiberglass, or bolt-on type awnings will be allowed. No signs are allowed on any awnings.

Balconies: Construction of a balcony must receive prior approval by the ARC.

Basketball Backboards: Placement on the home is prohibited. Free-standing basketball backboards permanently installed along the driveway are allowed with approval by the ARC. Portable basketball hoops will be allowed with the following conditions: It must be stored out of view from the street when not in use. The portable basketball standard must be in good condition if left out. The portable basketball standard must not be used or stored on the public street or the sidewalk. (*Amended Feb. 12, 2026*)

Bird Houses and Feeders: Bird houses and feeders do not require ARC approval up to a maximum size of 1 foot by 2 feet. No bird houses or bird feeders (of any size) may be attached to fencing.

Boats: Boats and boat trailers shall not be parked on the streets of the Community or stored on any lot unless fully contained within a garage. Notwithstanding the foregoing, boats and boat trailers may be parked upon the driveway of the lot or upon the street immediately adjacent to the lot for expedient loading or unloading not to exceed 48 hours.

Carports: Free standing carports are not allowed.

Clotheslines: No clotheslines shall be installed or maintained on any lot.

Concrete: It is recommended that only a neutral tone concrete be used for all concrete work. Tinted, colored or stamped concrete will be allowed only with specific approval by the ARC.

Construction Staging and Materials Storage: Construction materials, including trash and/or storage containers, may not be placed on any lot or street without ARC permission. Additionally, storage of construction materials (including storage containers) is only permitted 7 days prior to the beginning of construction within the development and must be removed within 14 days of construction completion. Utility trailers are not permitted for storage purposes. All containers must be in good condition and the amount of materials stored must not exceed the amount required for the current project.

Doghouses: Doghouses require plan submittal to the ARC prior to installation/construction. This also includes dog runs. Also, doghouse and dog runs must be appropriately concealed from the street and neighboring yards. Acceptable methods of concealment include fencing or other screening methods as may be approved by the ARC.

Driveways: Driveways from the public street to the garage of the home shall be constructed only with neutral tone (standard grey) concrete unless otherwise approved by the ARC. There shall be no extension or expansion to a driveway without prior ARC approval. If driveway extension or expansion is desired, drawings shall be submitted to the ARC showing the desired changes/additions (also including description of proposed materials).

Emergency Service Vehicles. If an emergency service vehicle is required to be available at designated periods at the homeowner's residence as a condition of the homeowner's employment, the parking of the such vehicle shall be allowed provided (i) the vehicle has a gross vehicle weight rating of 10,000 pounds or less; (ii) the occupant of the home is a bona fide member of a volunteer fire department or is employed

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by a primary provider of emergency firefighting, law enforcement, ambulance or emergency medical services; (iii) the vehicle bears an official emblem or other visible designation of the emergency service provider; and (iv) parking of the vehicle can be accomplished without obstructing emergency access to or interfering with the reasonable needs of other homeowners or occupants to use streets, driveways and guest parking spaces.

Evaporative Coolers: Evaporative coolers are shall be allowed, provided the location of the installed cooler is approved by ARC and are not installed on the front of the residence.

Fences: Fences require ARC approval prior to installation and shall be installed and stained within one year from the date of ARC approval. Drawings showing fence location, layout, design, height, and material shall be in accordance with the COMMUNITY FENCING PLAN and shall be submitted to the ARC for approval. No fencing will be allowed anywhere within the front yard of residence. Only property perimeter fencing of the side and rear yard of residence will be allowed. Fences shall meet the following criteria:

- Backyard fencing between lots: 5' privacy fences will be permitted.
- Sideyard fencing on corner lots: 5' privacy fences will be permitted, setback at a minimum of 10' from the adjacent sidewalk, or property line where no walk is present.

To the extent the above fence criteria conflicts with the Site Development Plan, Amendment 1, the above criteria controls.

Also See Exhibit A – COMMUNITY FENCING PLAN

Flags/Flagpoles: The display of a flag on a residence or in a window shall be allowed subject to the following:

- No more than two mounted flagpoles may be installed on a residential home without ARC approval. Requests for additional mounted flagpoles on a residential home shall require a City permit and ARC approval. No flags may be installed on the roof or fence of any residence
- Wall-mounted flagpoles may not exceed 6' in length
- Flags may not exceed 4' x 6' in size;
- Flags may not bear any commercial messages
- Wall-mounted flagpoles must be mounted on property wholly-owned by the homeowner.

Ground mounted flagpoles are allowed subject to the following conditions:

- Flagpoles shall be a minimum of five feet from all property lines;
- Flagpoles must be silver or bronze in color and a residential style, not commercial grade.
- Flagpoles may not exceed the roofline of the house;
- Flags may not exceed 4' x 6' in size;
- Flags may not bear any commercial messages
- Flagpoles may not be illuminated.

ARC approval is required for the installation of any ground mounted flagpole to ensure the flagpole complies with these rules.

Gardens: Vegetable gardens shall be allowed only within the homeowner's side or back yard and shall be screened from view of neighboring property. Flower gardens and other landscaping gardens are encouraged but shall require prior ARC approval and be submitted on an original landscaping plan or submitted as a change request if performed after original landscaping plans have been approved by the ARC.

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Greenhouses: Greenhouses require prior ARC approval.

Hot Tubs/Spa Tubs: Hot tubs/spa tubs shall require prior ARC approval. Hot tubs/spa tubs should be an integral part of the deck or patio area and within the rear yard landscaping and shall not be immediately visible from the front yard or adjacent streets. Hot tubs/spa tubs shall be located and installed in such a manner that they will not cause noise disturbance to adjacent property owners. Owners shall take all necessary precautions to prevent accidental drownings, including appropriate tub covers.

Landscaping: Applications for initial rear yard landscaping and installation of the same are required to commence within six (6) months be complete within one (1) year of closing on the home. Landscaping plans must be approved by the ARC prior to installation. Once a landscaping plan has been approved, no alterations can be made to that plan unless such alteration is submitted and approved by the ARC. The ARC may require form(s) to accompany submitted landscaping plans and payment of a review fee. Underground, automatic irrigation systems must be installed to irrigate landscaping in the front and rear yards. Landscape Plans shall depict types and locations of: fencing, decks, playground areas, sod, seeded areas, edging, retaining walls, rock areas, landscape timbers, underground, automatic irrigation systems, species and sizes of living plant materials, flower beds/gardens, other planting beds, mulch areas, landscape lighting and any other components intended for installation. Lot owners are responsible for replacing dead or diseased trees or plantings. The use of xeriscape, nonvegetative turf grass, or drought-tolerant vegetative landscapes to provide ground covering shall be allowed pursuant to these Rules and Regulations. No more than 25% of the front yard landscaping shall be non-living materials unless otherwise approved by the ARC and the City. The same standard shall apply to back yards unless the entire back yard is screened from view by fencing or other screening materials approved by the ARC and is no less than 5' high. Also See **Astro Turf**. Landscaping work/installation can be accomplished by a professional landscaping designer/contractor, by construction contractor, or by residence owner(s). The ARC may approve extensions to the installation deadline on a case by case basis when a good-faith effort has been made to comply with the installation timeline and extraordinary circumstances exist.

Per the approved Public Improvement Construction Plans (PICP's) for Eagle Brook Meadows First Subdivision, all trees, shrubs groundcover, and other plant material used for landscaping within Eagle Brook Meadows shall be in conformance with the City's approved Plant List found within the Title 18 Unified Development Code, Part 5, Appendix A.

Front Yard Living Plant Material Minimums

1 Tree (Deciduous or Evergreen) 2-inch minimum caliper trunk
5 Shrubs

Rear Yard Living Plant Material Minimums Based on Lot Size as Measured Across the Width of the Rear Yard

Small (50 feet wide or less)

1 Tree (Deciduous) 1.5-inch minimum caliper trunk
4 Shrubs

Standard (50 feet wide to 75 feet wide)

1 Tree (Deciduous or Evergreen) 1.5-inch minimum caliper trunk
5 Shrubs

Large (75 feet wide or larger)

2 Trees (One Deciduous, the second either Deciduous or Evergreen) 1.5-inch minimum caliper trunk
9 Shrubs

Living Plant Material Minimum Size Requirements

Deciduous Trees: Front Yard = 2-inch minimum caliper trunk. Rear Yard = 1.5-inch minimum caliper trunk

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Ornamental Trees: Rear Yard = 1.5-inch minimum caliper trunk
Evergreen Trees: 6-foot height or greater
Shrubs: 5-gallon size (aka #5) container

Weeds on all lots (including, without limitation, lots owned by builders) shall be kept mowed/cut when they exceed 4 inches in height. Maintenance of all landscape elements is required (example: if an area is designed as a rock mulch bed, it should be maintained to be free of weeds and grasses).

Lattice Work: Lattice work shall require prior ARC approval. Any lattice work shall be incorporated within the "general" landscaping theme and must be maintained in good condition and appearance.

Lights and Lighting: Lights and lighting shall be designed, installed, and operated to provide safe and adequate views without creating a nuisance or hazard to adjacent lots, streets or other Community property. Lighting for walkways shall be directed to the ground. Use of "Dark Sky" compliant lighting is encouraged. Addition of any exterior lighting or replacement of any exterior fixtures installed during the initial build shall be approved by the ARC.

Ornaments: Ornaments, such as fountains, statues, artificial plants, wagon wheels or equipment, or any other such ornamental features shall not be placed or allowed to remain where visible from streets or adjoining lots, or where such ornaments exceed the height of fence lines, unless the same have been approved by the ARC.

Overhangs (Cloth or Canvas): See "Awnings" or "Patio Coverings"

Painting: All exterior painting of residences shall be kept in good condition and in the colors approved with the original construction submittal. Color changes thereafter must be prior approved by the ARC. Physical color swatches/samples of the proposed colors identifying the location on the home they will be applied shall be submitted along with photos of a) the home to be painted, and b) the neighboring homes on the immediate right and left of the home to be painted. The ARC will not approve similar paint schemes on neighboring homes.

Patio Coverings: Patio coverings must be approved by ARC. They must be constructed of wood or materials generally recognized as complementary to the residence and must be similar or generally recognized as complementary in color to the primary residence color palette.

Paving and Hardscapes: Hardscapes can be created with a variety of materials and used to enhance the residences landscaping or to create patio areas, walkways, stoops, porches, edges, etc. Approved materials are as follows: neutral tones of concrete or stamped concrete, flagstone, steppingstones, pre-cast patterned or exposed aggregate concrete pavers, and colored or natural rock. All material must be installed/located so as not to block any existing drainage pattern of the lot. All hardscape materials will require prior ARC approval to ensure they blend with the palette of the community. Example pictures of materials proposed to be installed are highly encouraged to be submitted with your ARC application.

Play and Sports Equipment: Play and sports equipment requires prior ARC approval. In general, all play equipment, trampolines and other sports equipment shall only be allowed in the rear yard of a residence. The ARC may require screening from the street or adjacent lots.

Playhouses: Playhouses require prior ARC approval. Playhouses shall not exceed 6' in height at the peak, shall have no more than 100 square feet of interior floor space, and shall be located in the rear yard of the residence. Basic design, materials, colors, and roof materials must match the residence. Playhouses are to be incorporated into, and at least partially screened by, adjacent landscaping.

Pools: All swimming pools (whether in ground or above ground) shall require prior ARC approval. Moveable small children size swimming pools (12' in diameter or less and 18" in depth or less) need not receive ARC approval. Swimming pools may be located only in the rear yard of a residence. It is strongly recommended that some form of protection be installed surrounding all swimming pools (such as fencing

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– also subject to ARC approval) to protect against accidental drownings.

Rain Barrels. Subject to ARC approval, the installation of a rain barrel to collect precipitation from a residential rooftop shall be allowed. Any collected water must be used for outdoor purposes such as landscaping on the property where the water was collected. A maximum of two rain barrels with a combined storage of 110 gallons or less are allowed at each residence. Rain barrels shall not be visible from the street.

Recreation Vehicles/ Campers: Except as otherwise set forth in these Rules and Regulations, recreational vehicles such as motor homes, trailers, campers, boats and other watercraft, golf carts, and boat trailers shall be parked only in enclosed garages or specific areas, if any, which may be designated by the District from time to time. Additionally, oversized commercial vehicles shall be prohibited from parking on any lot or Community streets without the prior consent of the District and/or the City. This restriction, however, shall not prohibit vehicles that may be parked on a temporary basis for loading, delivery, emergency or for any other lawful purpose.

Retaining Walls: Retaining walls require prior approval of ARC. Also see "Landscaping."

Roof Top Equipment: No roof top equipment is allowed (see also "Air Conditioning Equipment" and "Antennae"). Decorative roof mounted weathervanes require prior ARC approval.

Satellite Dishes: Satellite dishes may be installed below the roof line or on the rear facing roof of any residence without ARC approval, provided that the satellite dish is not visible from the street. Also see "Antennae."

Seasonal Decorations: Seasonal decorations are permitted with the following qualifications and conditions: (i) Christmas decorations shall not be displayed prior to November 10 and must be removed by January 25 of the following year; (ii) other holiday decorations shall not be displayed earlier than 30 days prior to the celebrated holiday and must be removed within two weeks thereafter; (iii) no decorations shall be displayed in such a manner as to be offensive to the Community or create a public nuisance.

Signs: Signs may only be displayed on property wholly-owned by the homeowner or in a window of the residence. Yard signs and window signs may be no larger than 3' X 4' in size. Signs shall not be illuminated. Except for "For Sale" or "For Rent" signs, signs bearing commercial messages are prohibited unless the sign has been approved by ARC. Notwithstanding anything contained herein to the contrary, all signs shall comply with Section 18.04.08 of the Unified Development Code adopted by the City on February 4, 2025, as may be further amended.

Solar Energy Devices: Solar Energy Devices (whether passive or active) require prior approval from the ARC. Devices must be designed to appear as if they are an integral part of the roof. Every attempt shall be made to mount such devices on the back side of the roof, if possible, to minimize visibility from front of the residence and the adjoining street.

Swamp Coolers: See "Evaporative Coolers."

Swing Sets: See "Play and Sports Equipment."

Television Antennae: Television antennae are not allowed to be mounted anywhere on the exterior of the residence. Also see "Antennae" and "Satellite Dishes."

Temporary Structures: Temporary structures are not allowed.

Utility Trailers: Utility trailers shall not be parked on the streets within the Community or stored on any lot unless fully contained within a garage.

Vehicles: Except as otherwise set forth in these Rules and Regulations, vehicles shall be parked only in

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garages or on driveways serving the lots, or within designated parking spaces or areas which may be designated by the District from time to time. Vehicles may be parked on a temporary basis for resident visitations, loading, delivery, or emergency purposes and may be further subject to City ordinance and enforcement.

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**Exhibit A to Amended Rules and Regulations
COMMUNITY FENCING PLAN
Fence Type by Lot**

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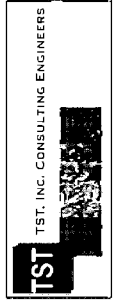
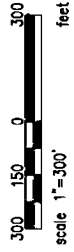
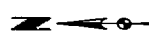
EXHIBIT - COMMUNITY FENCING PLAN

PHASE 1, 2 AND 3

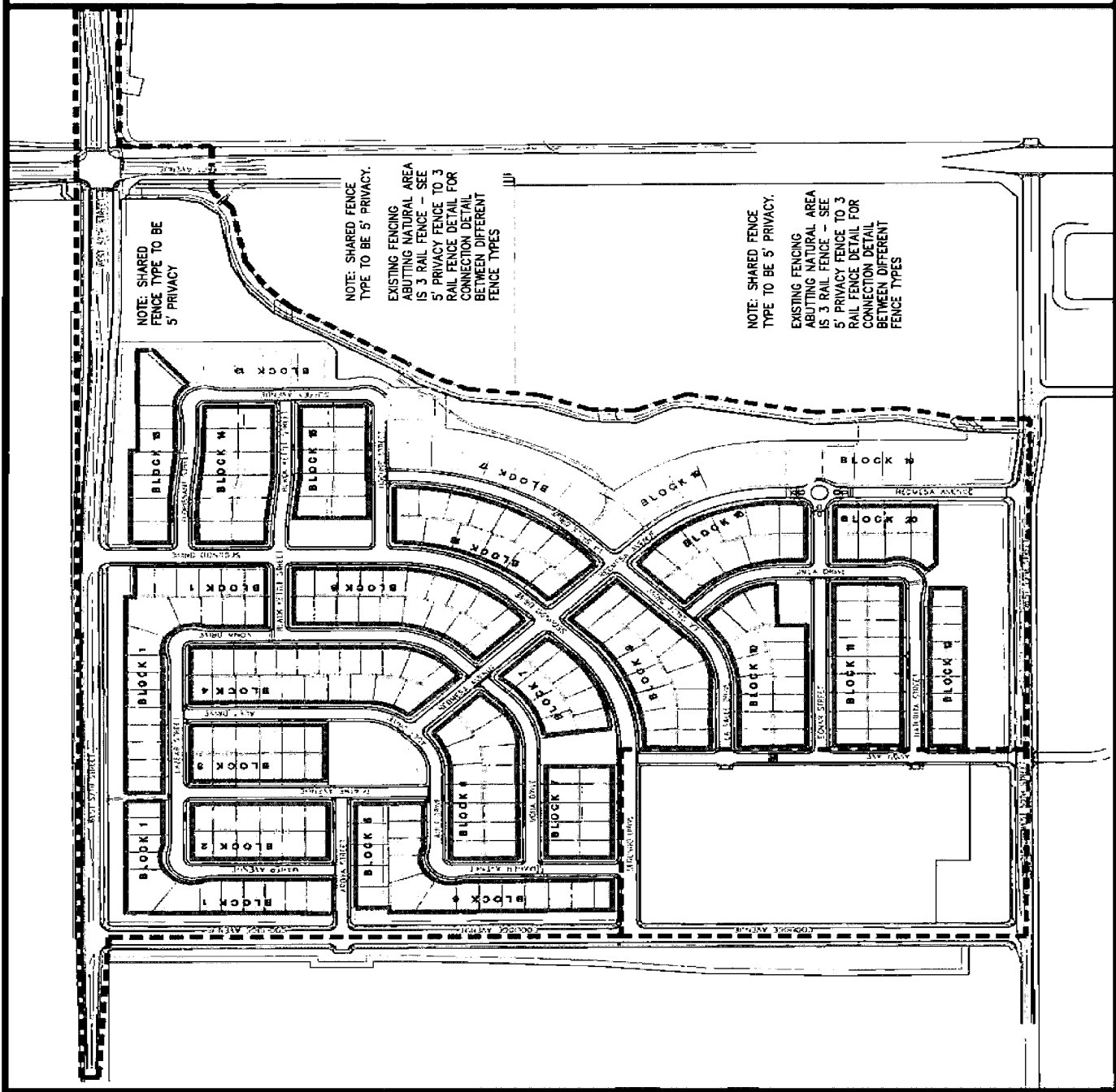
EAGLE BROOK MEADOWS

LEGEND

- PROJECT BOUNDARY
- LOTS ELIGIBLE FOR SIDE YARD 5' PRIVACY FENCE ABUTTING EXISTING THREE RAIL FENCE AT REAR OF LOT
- LOTS ELIGIBLE FOR 5' PRIVACY FENCE ONLY



PREPARED BY:
TST, INC. CONSULTING ENGINEERS
 748 Whalers Way, Suite 200
 Fort Collins, Colorado
 Phone: 970.226.0557
 Fax: 970.226.0204
 Job no. 1171.0001.01
 Filename: Fencing Exhibits
 July 24, 2020



Design Envelope ID: 1B6921B2-C290-47E4-A7A0-0304AEC7AEF5

EXHIBIT - COMMUNITY FENCING PLAN-DETAILS

PHASE 1, 2 AND 3

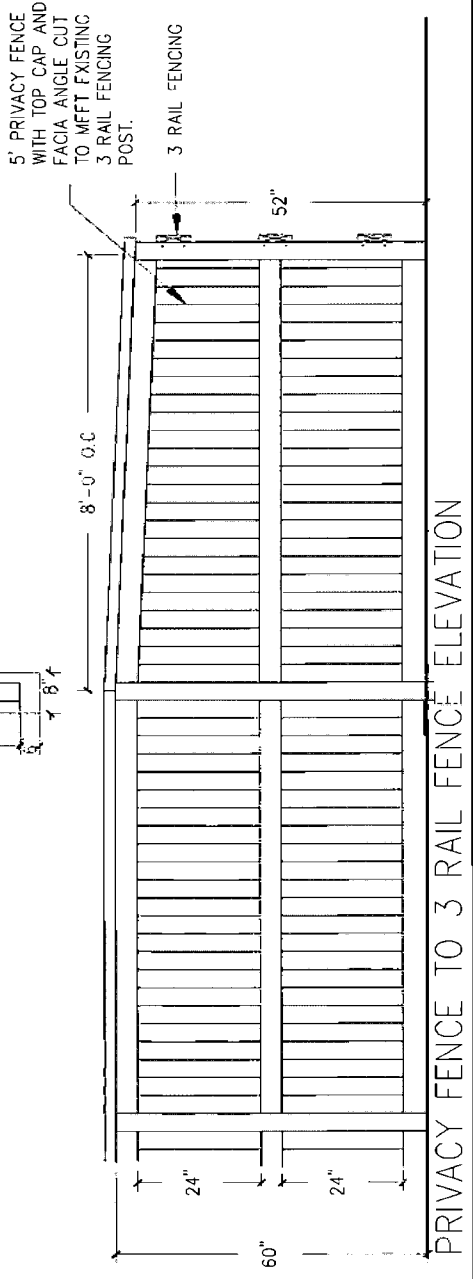
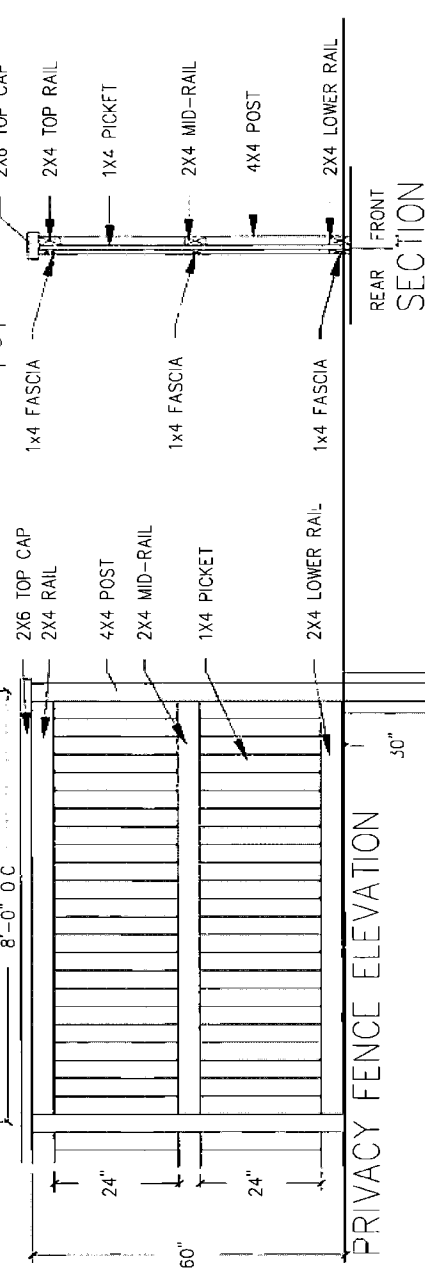
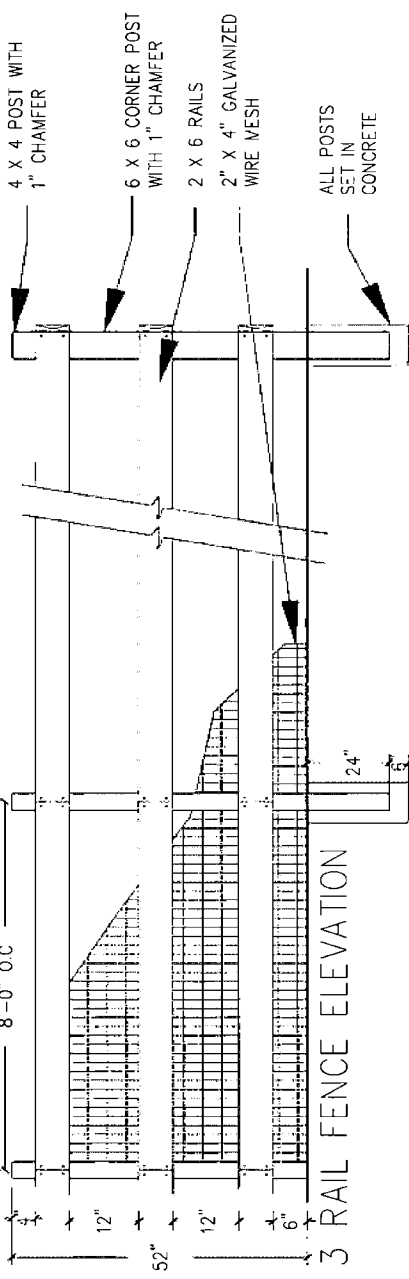
EAGLE BROOK MEADOWS

NOTES:

1. VERIFY EXISTING FENCING DIMENSIONS BEFORE INSTALLATION AND ADJUST AS REQUIRED.
2. ALL WOOD SHALL BE CEDAR PAINTED WITH - BENJAMIN MOORE PRODUCT BM-211-20, GRIZZLY BEAR BROWN.
3. SIDE YARD PRIVACY FENCING - IF SIDE YARD FENCE DOES NOT ALIGN WITH EXISTING 3 RAIL FENCE POSTS, ADDITIONAL 4" X 4" POST WILL NEED TO BE INSTALLED AT SIDE YARD PRIVACY FENCE CONNECTION TO EXISTING 3 RAIL FENCING.



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 Filename: Fencing Exhibits
 July 30, 2020



REAR FRONT SECTION