

June 1997

## **SILVERSTONE RANCH HOMEOWNERS:**

The purpose of this letter is to bring you up to date on some recent actions of the Board of Directors. The Board of Directors has resolved to adopt several guidelines to the Architectural Review Committee Standards and Procedures dated May 1996. They are as follows:

### **TRELLIS.**

A trellis for plant support does not need to be submitted to the Architectural Committee for approval, provided it is painted to match the color of the dwelling.

Any other trellis used as a screening tool must have Architectural Committee approval prior to installation.

### **SECURITY/SCREEN DOORS.**

Security/Screen Doors must match the color of the front door. No more than four (4) decorative objects/characters will be approved on a door. The exception to this may be to allow the same character to be repeated in a smaller version on a crossbar of the door.

### **PARKING OF HORSE TRAILERS.**

A standard horse trailer may be parked in homeowners side yards behind the front gate, providing they are no longer than approximately 7 feet high, 7 1/2 feet wide and 12 feet long. They must be concealed with a tarp made of canvas material of an approved color blending with the color of the dwelling stucco. The tarp and the horse trailer must be kept in a quality condition that will not detract from the high quality of the community.

Any homeowner wanting to have horse trailer in the side yard, should submit a request for review to the Architectural Committee, together with a proposal for the concealing of same.

## **CC & R ENFORCEMENT.**

The following procedure will be followed for enforcing of violations of the CC&R's and the published Architectural and Landscaping Standards and Procedures:

**1st Notice of Violation** - Reminder letter quoting the CC&R's. A two week compliance deadline will be given.

**2nd Notice of Violation** - Demand letter sent Certified Mail with a two week compliance deadline. Homeowner(s) will be informed that if the lot is not brought into compliance by the deadline given, the matter will be referred to the Association attorney, and any legal costs incurred will be added to the homeowners account in accordance with the CC&R's .

**3rd Notice of Violation** - Letter sent from the Association attorney.

## **SATELLITE DISHES/ANTENNAS.**

Please refer to CC&R's page 31, Section 10.10 for specific provisions. **Requests to install satellite dish/antennas, must be submitted to the Architectural Committee prior to installation.** The present guidelines for concealment are as follows:

- \* The highest point of the satellite dish must be no higher than 12 inches below the lowest fence elevation.
- \* The Architectural Committee reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the Declaration.

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### **PETITION.**

In the next few weeks you will be visited by a members of the Advisory Committee asking you to sign a petition letter to the Town of Gilbert to support a zoning ordinance change, which would allow Silverstone Ranch Association to have a fence along Mesquite Street, to provide additional protection to the stables and the common area which are not for public access.

### **STABLES.**

We are presently considering applications for a stable manager, as well as finalizing other details such as the stable manager contract, setting the fees for horse boarding, separating the water and electrical meters, generating the Rules and Regulations for the stable operation, and constructing privacy walls for the manure containers.

The fee for horse boarding is solely dependent upon how many of homeowners will express an interest in using the Association stables. We would like to set up a meeting of interested homeowners to see how many will be boarding their horses. Please call Lepin and Renehan Management, Inc. at 345-0046 and leave your name and telephone number, so that you may be contacted when we are ready to have this meeting. Thank you.

Sincerely,  
BOARD OF DIRECTORS,



Kurt Rouse, President