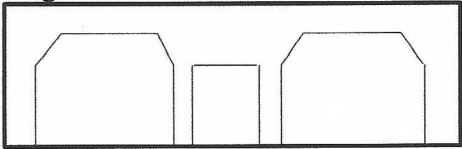


**GLENEAGLE NORTH HOMEOWNER'S ASSOCIATION  
RULE REGARDING MAINTENANCE OF THE  
FENCE AND SOUND WALL BORDERING BAPTIST ROAD**

1. The recorded Covenants (the "Covenants") for subdivisions within the Gleneagle North Homeowner's Association (the "Association"), as well as the Association's Articles of Incorporation, Bylaws and laws and statutes of the State of Colorado, empower the Association to adopt Rules and Regulations with which each Owner must strictly comply.
2. The Board believes that maintenance of the fence and sound wall bordering Baptist Road so as to present a standardized appearance and to create a positive impression on those entering our Association area from the North is in the best interest of the homeowners and the Association.
3. In consideration of the above, the following Rule has been adopted by the Board of Directors of the Association and replaces the Rule dated April 7, 2021:
4. Application. This Rule shall apply to the Lot Owners listed below whose property has a privacy fence or sound wall bordering Baptist Road. The addresses affected are as follows:
  - a. Filing 3 - 15465, 15470, and 15480 Pompeii Square; 15390 and 15420 Copperfield Drive; 20, 30, 46, 64, 82, and 98 Seagull Circle.
  - b. Filing 4 – even addresses from 15440 to 15650 on the north side of Holbein Drive.
  - c. Filing 8 – 15710, 15720, 15730, 14740, and 15750 Holbein Drive.
5. Fence Maintenance. Homeowners in Filings 3 and 8 with the cedar fencing are responsible for any repairs to the fences. Maintenance will be performed as soon as possible whenever needed due to deterioration, accident, graffiti, or other cause and will commence as soon as approval for the maintenance is received from the ACC.
  - a. Individual slats or preassembled fence sections requiring replacement will be replaced with cedar fence slats as follows:
    - i. Slats will be 6 feet tall by 5/8-inch thick.
    - ii. Slats will be installed with alternating 6-inch wide slats and 3.5-inch wide slats.
    - iii. The 6-inch slats will have dog ear tops. The 3.5-inch slats can have dog ear or flat tops. 3.5-inch slats will be mounted with the flat end on top and level with the bottom of the dog ear cut on the 6-inch slats to achieve the appearance in this diagram:  

    - iv. The slats should be installed with a 1/8-inch gap between slats. Drying of the slats will produce a 1/4-inch gap.
  - b. The wood will be left in its natural condition without painting or staining so it will weather to a color matching the remaining fence.
  - c. Any maintenance of the brick and concrete posts will maintain the original coloration and style.
  - d. Metal post caps will be painted with rust preventative paint of the same color that is on the caps.

6. Sound Wall maintenance. Homeowners in Filing 4 with the concrete sound wall are responsible for any repairs caused by them or their guests on the south side of the wall. GNHOA is responsible for repairs due to malfunction of the wall components on the south side of the wall. El Paso County is responsible for all repairs to the north side of the wall. Repairs will match the existing wall.
  - a. No paint, stain, or preservative of any kind will be applied to the wall.
  - b. Any structural repairs for damage caused by the homeowner must be coordinated through the Filing 4 ACC to ensure that a contractor with the requisite knowledge and experience performs the repairs.
7. Notice to Architectural Committee. As with any other change to or maintenance of the exterior of your home, homeowners must request approval for the proposed maintenance from their respective Architectural Control Committee (the "ACC") in writing, to include providing details of the proposed maintenance, before starting any work. The ACC shall, in its discretion, determine whether or not the proposed maintenance will be approved and will grant approval or deny the request in writing as stated in filing Covenants.
8. Effective Date. This Rule shall apply to any fence maintenance occurring after the date of its adoption. The Board may mail or hand deliver, at its choice, a copy of this Rule to the affected Lot Owners.

Adopted this 9th day of March 2022.

GLENEAGLE NORTH HOMEOWNER'S  
ASSOCIATION, a Colorado Non-profit Corporation

By: John Rickman  
President

**CERTIFICATION**

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of GLENEAGLE NORTH HOMEOWNER'S ASSOCIATION, a Colorado non-profit corporation, and,

That the foregoing Rule constitutes a rule of said Corporation, as duly adopted at a meeting of the Board of Directors thereof, held on the 9th day of March 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 9th day of March 2022.

A. P. McArthur  
Secretary