



Sun City
COMMUNITY ASSOCIATION
OF HUNTLEY, INC.™

DESIGN GUIDELINES
SUN CITY HUNTLEY
As amended January 2016

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Introduction

Del Webb's Sun City Huntley is an active adult community designed to respect the visual character of its site, minimize environmental impacts and maximize water and energy conservation principles. In order to preserve and enhance these principles, the Board of Directors (hereinafter the "Board") for the Sun City Huntley Community Association of Huntley, Inc. (the "Association") has adopted the Design Guidelines pursuant to the Declaration of the Covenants, Conditions, and Restrictions for Del Webb's Sun City as amended, (the "Declaration") and has established the Modifications Committee as the reviewing entity as provided for in Article IX of the Declaration.

The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly, cohesive and attractive manner implementing planning concepts and philosophy, which are required by regulatory agencies and desirable to residents. The Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, and mode of architecture, mode of landscaping and relevant criteria for the construction or addition of improvements of any nature. These Guidelines also establish a process for careful review of changes within the community.

WORK MAY NOT COMMENCE ON ANY EXTERIOR MODIFICATION UNTIL PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE MODIFICATIONS COMMITTEE AND ANY REQUIRED GOVERNMENT AGENCIES.

Although this document attempts to identify projects that may require a building permit from the Village of Huntley (hereinafter the "Village"), it is the homeowner's responsibility to research the project to ensure its compliance with Village regulations. *A homeowner must receive approval from the Modifications Committee prior to applying for a permit with the Village.* If changes to a project are required for a Village permit, the project must be resubmitted to the Modifications Committee prior to commencing work.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Guidelines or the Declaration, the government standards will prevail. To the extent that the local ordinance is less restrictive than these Design Guidelines and any standard contained herein, or the Declaration, these Design Guidelines and the Declaration shall prevail.

Projects that are not covered in the Design Guidelines shall be reviewed by the Modifications Committee and/or the Sun City Huntley Board of Directors. Approval may or may not be granted depending on the nature of the project or aesthetic considerations.

In the event that an approved project is later found to be non-compliant with the Design Guidelines, it shall not constitute a precedent. The Modifications Committee and/or Board are under no obligation to grant additional permissions for such projects to other residents. However, such previously approved projects may be grandfathered in.

Section I

GENERAL INFORMATION

A. Attached Product Neighborhoods: (Homes sharing common walls with neighboring units). In Del Webb's Sun City Huntley, there are many different types and models of homes; however, for the purposes of this document and the application process, types of homes will be defined as either Attached or Detached. Attached Product Neighborhoods have some maintenance services such as landscaping maintenance and snow removal services supplied for them as provided for in the Supplement to the Declaration of Covenants, Conditions, and Restrictions for Del Webb's Sun City (hereinafter the "Supplement"). Attached Product Neighborhoods are 8, 13B, 19, 20, 22, 32A, 34, 38.

Guidelines may differ depending on the type of product you own. If differences are present, the terms attached and detached will be used. In addition, the terms **Privacy Area (Detached)** and **Improvement Area (Attached)** will be used which are defined later in this document.

B. Detached Product Neighborhoods: (Single Family Homes, not sharing common walls with neighbors) If your home is not in an Attached Product Neighborhood as referenced above, it is in a Detached Product Neighborhood. In these neighborhoods, homeowners are responsible for all property maintenance.

C. Application/Approval Process: An *Application for Change* is available at the Member Services Desk in the Prairie Lodge, on the web portal on the Sun City Huntley Community Home Page and from the Community Standards Department. Prior to performing any and all additions, alterations, and/or renovations to the exterior of a home and/or property, owners and renters must apply for and receive written approval from the Modifications Committee or the Community Standards Associate serving on the Modifications Committee. If an *Application for Change* is completed and all Design Guidelines and Submission Requirements are met, the Community Standards Associate may approve the following projects: Awnings, Driveway Ribbons, Front Doors, Garage Door, Windows, Handrails, Invisible Fencing, Irrigation, Light Fixtures, Mulch, Outdoor Fire Pits/Chimineas, Painting projects that meet approved color selections, Porch/Walkway Ribbons, Solar Tubes, Storm Doors, Venting from interior installations. Verbal opinions or approvals are not valid. Only written approvals are valid.

Prior to beginning any project, an *Application for Change* must be submitted to the Modifications Committee to receive written approval. Applicants are advised to review the Declaration and the Design Guidelines before submitting an application. Any work that begins prior to Modifications Committee or Community Standards Associate approval will be considered noncompliant and subject to enforcement procedures.

Individuals renting property in Sun City Huntley must receive written consent from the property owner for each proposed project and include a copy of the owner's written consent with the application. Additional supporting documentation (as explained further within this document) may be required to accompany applications for the review and approval process. Documentation submitted for this process will not be returned, so copies of these documents should be made prior to submission to retain for the individuals records. For example, a copy of the Plat of Survey, which contains the State of Illinois seal, street address, neighborhood, and lot number, is required for most project applications. Builders, contractors, or other service persons may not apply to the Modifications Committee for changes to a property

they do not own.

Homeowners are encouraged to review their application package with a Community Standards Associate prior to submission. Doing so may assist in identifying any missing information, clarify any questions, and reduce delays in the review and approval process.

The Modifications Committee's review is based on the information submitted with each application. Written notice of the Modifications Committee's review will be provided within thirty (30) days from the date of submission. Decisions will be provided as follows:

- "Approved" - The specified project(s) submitted is/are approved.
- "Approved as Noted" - The project(s) submitted is/are conditionally approved subject to notations and/or reminders that are made part of the modification project. Homeowners may proceed with the work as modified and must comply with any and all notations on the submittal.
- "Not Approved" - The specified project(s) is/are not approved. No work may commence.

Modifications Committee decisions will be made available at the Member Services Desk in the Prairie Lodge for the homeowners/renters. Contractors may not complete, pick up or return an application.

As provided for in the Declaration, projects must begin within one hundred twenty (120) days from the date of approval by the Modifications Committee or Community Standards Associate. If the project has not commenced within this time period, approval will be withdrawn and the project must be submitted for reconsideration. In addition, failure to complete the project within one hundred eighty (180) days from the date of approval renders the project non-compliant and subject to enforcement.

Upon the completion of a project, the homeowner is responsible for cleanup of the area. All debris, sod, soil, etc. is to be removed and disposed of properly outside of the community. It is prohibited to dump waste in open space, common area, or the golf course. Homeowners are responsible for all costs associated with exterior alterations, additions or modifications, including costs for repairs, liabilities, damages or causes of action arising out of such changes. In the event a project causes damage to the common area, the golf course, or any other adjoining property, the homeowner is responsible for the cost of repairs/restoration.

D. Appeal: Decisions by the Modifications Committee are final; however, a homeowner may appeal the Modifications Committee's decision to the Board of Directors. A homeowner may re-submit an application to the Modifications Committee if it has been modified or new information has been obtained that would warrant reconsideration.

E. Neighbor Review Requirement: A homeowner proposing improvements outside of the Privacy/Improvement area must consult all property owners adjacent to the property. A homeowner proposing improvements within the Privacy or Improvement area may be requested to consult property owners adjacent to the property. Neighbors are granted this privilege to determine if a resident's modification might pose injury to adjoining properties, especially in matters of drainage. If a neighbor has concerns about a pending modification, the neighbor must indicate his concerns on the Neighbor Review form. If a neighbor refuses to sign

the Neighbor Review form and does not indicate to the Modifications Committee the reason for his/her refusal to sign, it will be assumed that the Neighbor does not have objections to the project and they forfeit their right to express any concerns to the Modifications Committee at a future time. If a neighbor refuses to sign the Neighbor Review form, the Resident should indicate to the Modifications Committee that the neighbor was contacted and, if possible, the Resident should inform the Modifications Committee the reason why the neighbor refused to sign.

Neighbor concerns are considered advisory; they are not binding on the Modifications Committee. If the Modifications Committee determines that a project does not pose conditions that are injurious to any Neighbor's property, the Modifications Committee may approve projects that meet the standards set forth in the Design Guidelines. If a Neighbor still feels the project poses injury to their property, they may appeal the Modifications Committee's decision to the Board. If the Resident is unable to contact any applicable neighbors, the Resident should indicate the neighboring property's address, name of owner (if known), and the reason the neighbor was not available to be consulted. The Modifications Committee reserves the right to require neighbor review for modifications, even within the privacy area, that are variances to the rules in the Design Guidelines.

F. Design Guideline Amendments: As provided for in Article 9.3 of the Declaration as amended, the Design Guidelines may be amended by the Declarant during the Development Period and by the Board thereafter. According to 9.3 of the Declaration as amended, "the Design Guidelines may not be amended to remove requirements previously imposed or otherwise to make the Design Guidelines less restrictive without a 51% affirmative vote of the entire voting membership of the Association except to implement any requirements imposed by applicable Federal, State or local laws."

Any amendment to the Design Guidelines may be recorded in the Records office of Kane and McHenry Counties and made available at the lodges. Amendments shall apply to any/all projects within the Properties that began after the date of such amendment and will not apply to previously approved projects.

Pursuant to the Declaration, the Design Guidelines are not the exclusive basis for decisions of the Modifications Committee and compliance with the Design Guidelines does not guarantee the approval of any application. In addition, the Modifications Committee shall have the right to specify the location of any improvement(s) outside of the Privacy Area/Improvement Area and to consider applications on an individual basis.

Section II

ARCHITECTURAL STANDARDS

A. Project Design: The design of all additions, alterations, or renovations made to the exterior of the home or to the property must conform to the design of the original home in style, detailing, materials and color. Additions, alterations, or renovations will not be permitted if it is determined to have an adverse material impact upon neighboring properties and/or community. The size of any project is determined by the available space per lot within the Privacy Area. The Modifications Committee reserves the right to limit the size and location of certain modifications.

B. Materials: Materials used for additions, alterations, maintenance and repair shall match the original home in color, composition, type and method of attachment. The Modifications Committee may allow substitute materials providing the materials are compatible with the theme of the community.

Paint: Refer to the Member Services Desk or the Community Standards Associate for the list of approved paint colors for doors, garage door, shutters, and medallions. Trim and column colors must match the color of the house, the color of the trim or white.

Hardscape: Hardscape is defined as inanimate elements of landscaping, specifically masonry work, woodwork, structures, fountains, etc.

C. Building Setback Lines (BSL): Notwithstanding any other provision of law, all building setback lines for Detached and Attached Product lots must meet the requirements listed below, except for such buildings that are built by Del Webb pursuant to approvals obtained from the Village of Huntley. According to the Governing Documents, **variances will not be granted by the Modifications Committee if the project encroaches past the building setback lines; these projects require Board approval.** Property owners should review the plat of survey for their property and be familiar with the building setback lines referenced on that document. For additional detail, please see the Amendment to Annexation Agreement between Del Webb and the Village of Huntley dated July 24, 1997, as amended.

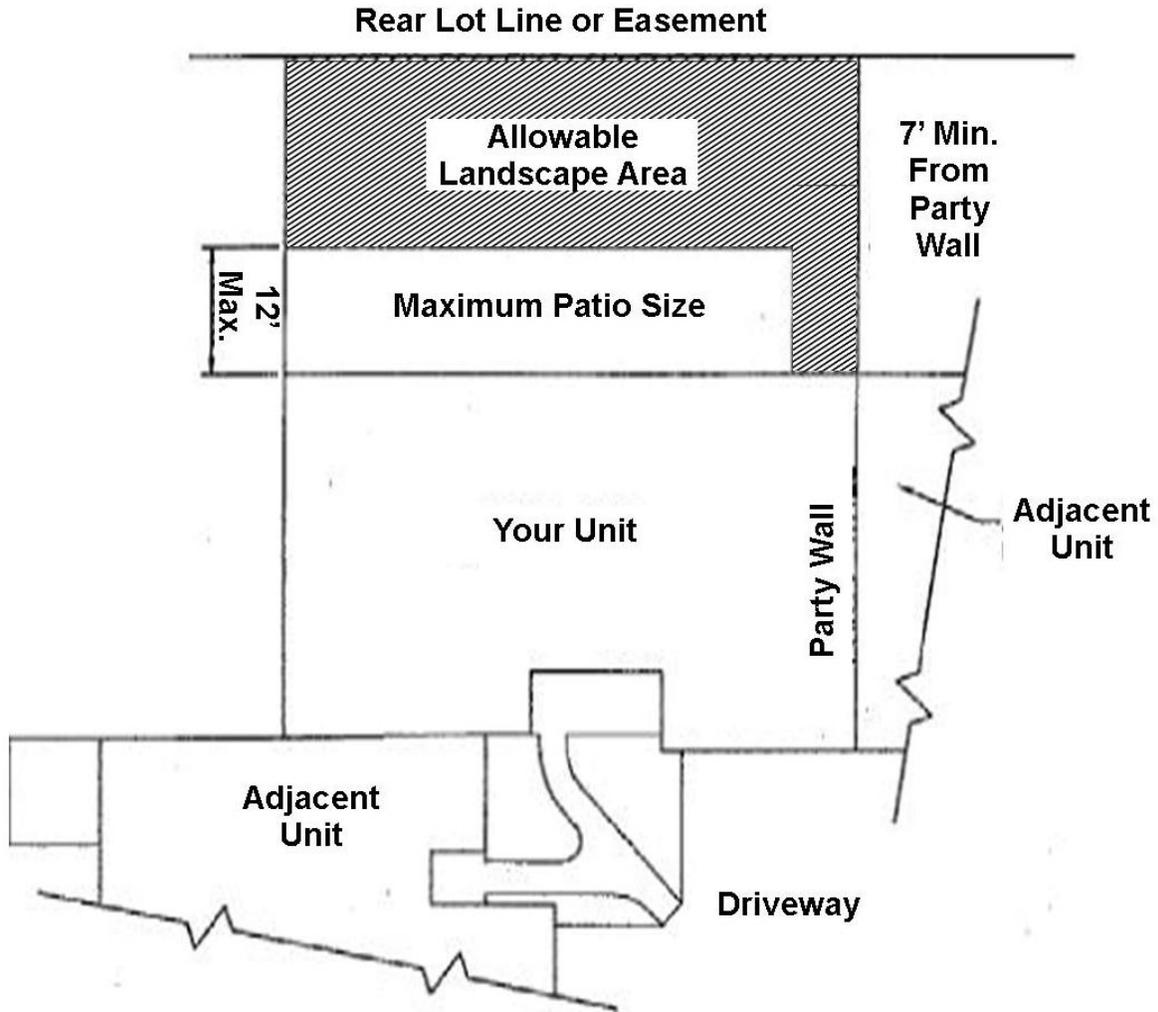
Homes built in Sun City must be constructed within these setbacks from the property lines:

<u>Detached Product</u>	<u>Attached Product</u>
Front Yard: 20'0" Minimum	Front Yard: 20'0" Minimum
Side Yard: 5'0" Minimum	Side Yard: 0'0" Minimum
Rear Yard: 20'0" Minimum	Rear Yard: 20'0" Minimum

D. Improvement Area: Attached Products: Improvement Area will be the term used in this document to reference the area within an Attached Product lot that may be improved. The Improvement area extends from the common wall (zero setback line) to the exterior corner of the home and to the rear lot line or easement. Landscaping projects within this area must respect the building setback lines and cannot encroach onto neighboring property. A diagram is provided for your reference.

With limited exceptions, hardscape projects completed within the Improvement area may have a maximum depth of twelve feet (12') from the patio door access point and must be seven feet (7') away from the common wall (zero setback line) of the adjacent attached home(s).

The Attached Product homeowners will be responsible for additional lawn maintenance cost(s) caused by any improvement to the property.

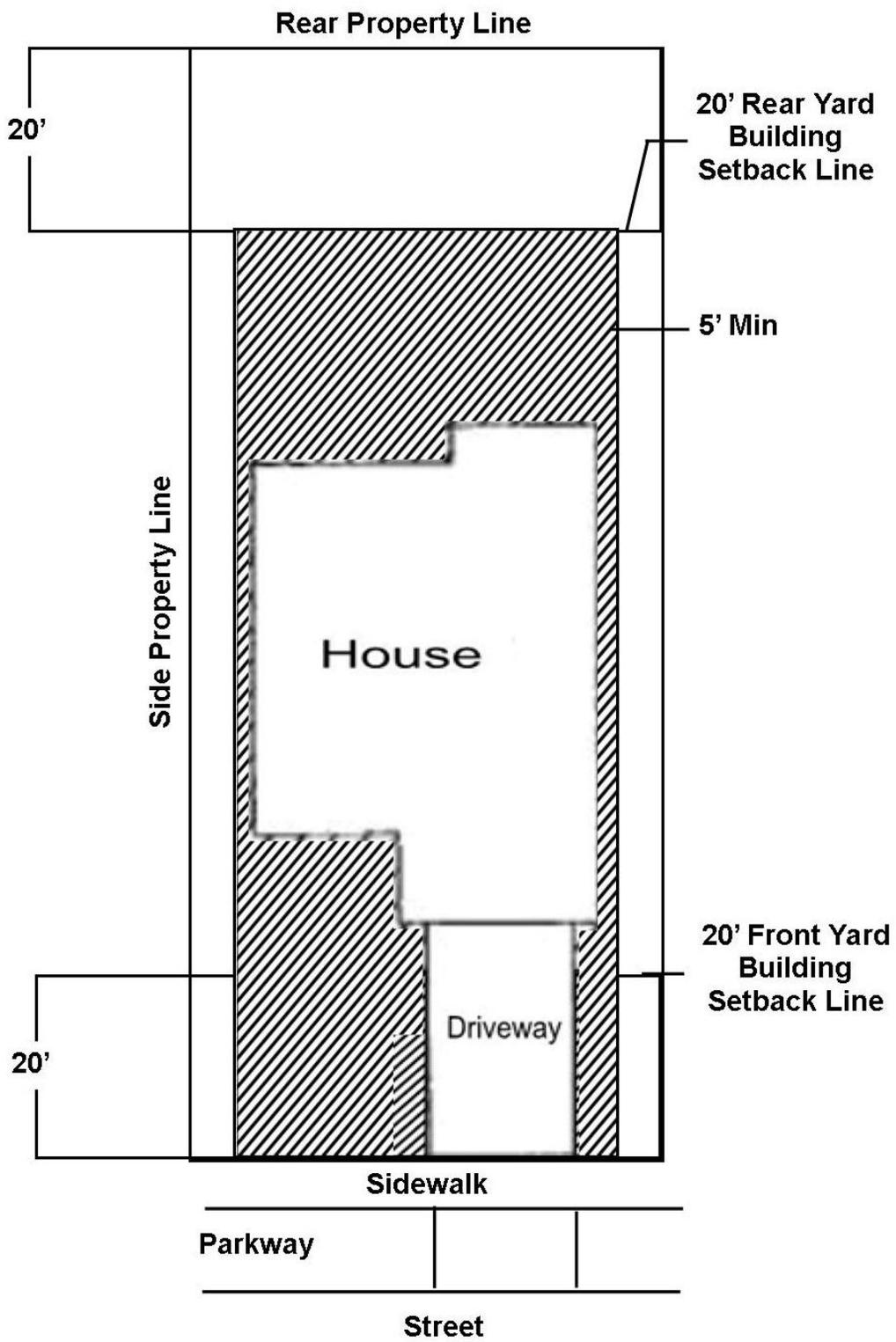


Improvement Area for an Attached Product

E. Attached Product Irrigation Form (Attached product properties only): In an effort to eliminate unexpected expense to residents living in Attached Product Neighborhoods, ALL exterior modification applications will require the completion of an *Attached Product Irrigation Form* and a review by a Landscape staff member for potential conflict with the irrigation system. Once the *Application for Change* has been completed, the homeowner must contact the Landscape Services 847-515-7224 to request an appointment. The *Application for Change*, plat of survey and all other project information will be required for this appointment. The landscape staff will review the project with the homeowner and any irrigation system issues which may be caused by the project. After review, the landscape staff will complete the form and a copy must be included with the *Application for Change*. This rule does not apply to detached product properties.

It is prohibited for a homeowner or a contractor to make any unauthorized adjustments or alterations to the irrigation system in an Attached Product lot. With the exception of the Neighborhood Wide Services defined in Article 8(a) of the Supplement, the property owner is responsible for costs associated with the irrigation system.

F. Privacy Area: Detached Products: The Privacy Area is the term used to describe the area of a Detached Product lot that may be improved by the owner without receiving Neighbor Review. The Privacy Area is the section of the lot within the Building Setback Lines (BSL) identified on the plat of survey. Property owners with shallow back yards are granted a Privacy Area of twelve feet (12') from the rear-most original foundation wall. The front yard Privacy Area includes the portion of yard from the front of the house to the nearest edge of the public sidewalk. A diagram is provided for reference.



Privacy Area for a Detached Product

G. Drainage, Buried Downspouts, Drain Line Extensions, Underground piping:

Attached Product Neighborhoods: Altering the established lot drainage or downspout drainage is prohibited in Attached Product neighborhoods. A homeowner who changes the existing grading or drainage is responsible for all costs and expenses of repairing such changes in addition to any costs concerning liabilities, damages or causes of action arising out of such changes.

Detached Product Neighborhoods: The established lot drainage cannot be altered. Roof drainage (including downspouts above ground or buried) and sump pump ejector lines shall drain within the homeowner's property only and discharge must occur at a minimum of five feet (5') from the lot lines. Any project that may increase drainage onto neighboring property shall require the completion of a Neighbor Review form from the affected property owner(s).

The homeowner remains responsible for meeting all requirements regarding water runoff restrictions. Drain lines shall discharge water in the same direction of the existing flow lines of the lot. No roof drain downspouts, sump pump ejector lines, surface runoff, or groundwater shall be connected directly or indirectly to any public sanitary sewer system. Control measures shall be provided to eliminate erosion of the soil and the lot. Gutters and downspouts shall match the color and compositions of the gutters and downspouts that were originally installed.

Buried Downspouts: Air gaps must be provided between downspouts, sump pump ejector lines, and drain line extensions. Buried downspouts shall have a pop-up emitter head.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the discharge location, emitter locations, existing drainage pattern, and pipe sizes clearly drawn and labeled
- A written description of the drainage plan
- Brochures, photos, and/or illustrations
- *Neighbor Review Form* may be required

H. Screening of Mechanical Equipment and Other Items: The Modifications Committee may require the screening (concealing) of lawn accessories and/or other outdoor objects upon installation. All screening projects will require approval. Screening accomplished with plant material must comply with the list of prohibited species found later within this document.

When **screening public utility boxes or meters**, plant material must be used and may not be planted closer than three feet (3') from the utility box or meter. Upon installation of living screening materials, a minimum of fifty percent (50%) of the item must be screened at the time of planting, and the view of the item must be completely screened upon one (1) year from the date of approval.

Screening of ground mounted mechanical equipment must be accomplished with a material and color compatible with the design of the residence; however, it is prohibited to use plastic sheeting for screening. The screening material (other than plant material) must be at least one foot (1') taller than the equipment. All screening of ground-mounted equipment (i.e., HVAC, generators) cannot exceed four feet (4') in height, and shall be a minimum of two feet (2') from the equipment to allow for adequate air circulation. Plant material of adequate density may be used to achieve the same result.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and size of:
 1. public utility boxes or meters and/or ground mounted mechanical equipment
 2. the screening plan specifying materials to be used
- Brochures, photos, and or illustrations
- Materials to be used as described and permitted above
- *Neighbor Review Form* may be required
- *Irrigation Form* (Attached Homes only)

SECTION III

HOME IMPROVEMENT PROJECTS

A. Room Additions: Enclosed room additions proposed for Detached Products must be within the building setback lines. The height of a room addition cannot be higher than the original ridgeline. The proposed roof pitch cannot vary from the pitch of the roof as originally constructed. Room additions and changes to the roof structure are prohibited for Attached Products. The project requires a building permit from the *Village of Huntley Building Department Permit* but is not required for submission to the Modifications Committee.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the structure clearly drawn and labeled
- A plan view and elevation drawing, and a construction drawing identifying proposed roof pitch, existing roof pitch, siding and trim materials, windows, foundation plan, colors, etc.
- Brochures, contractor proposal, and/or illustrations
- Photo of entire wall of home where proposed room will be added,

B. Doors: The replacement of **entry doors** must be approved prior to installation. The exterior of the door must match the overall design and color scheme of the home. The homeowner may select from colors approved by the Modifications Committee. Homeowners are encouraged to review color options (available at the Member Services Desk and the Community Standards office) before selecting an entry door color. **It is prohibited to install security doors and windows.**

Storm doors must be full-view single pane or full-view self-store glass doors. The color of the storm door must match the color of the trim around the front door, the entry door color, or be white.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and size of the front door clearly labeled
- Brochures identifying the door style, design, material, color and glass selection(s). If other than clear glass is proposed, a color photograph of the desired glass must be submitted.
- Photo of home where proposed door will be installed

C. Invisible Fencing: Invisible fencing is allowed for Detached and Attached Products. When installed, the buried cable cannot be located closer than six inches (6") to the lot line. No alterations of the yard grade will be permitted from the installation of such system. It is not the responsibility of the Association to repair an invisible fence system that is damaged by normal yard maintenance performed by the Association or their designee.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the fence system
- Brochures, photos and/or illustrations
- *Irrigation Form* (Attached Homes only)

D. Fencing: Installation is prohibited on Attached Product lots. Fencing is only allowed within the rear Privacy Area of Detached Products lots. Installation is prohibited in the front or side yards of Detached Products lots. The width of the fenced area cannot extend past the original two (2) outermost sidewalls of the home. The maximum depth of a fence is twelve feet (12') from the rear-most original foundation of the home. Homeowners with especially large back yards (yards that meet or exceed 60' from the back lot line to the rear most original foundation of the house) may seek a variance from the Sun City Board to install a fence more than 12' from the rear original foundation of the house. Fences cannot exceed forty-eight inches (48") in height. All fences shall have ninety (90) degree corners and run parallel as well as perpendicular to the original primary wall surfaces of the home. No more than two 90° corners are permitted. On sloping terrain, the top and bottom rails of the fencing must be level and horizontal, while the segments adjust to the changing grade by stepping down in equal increments. The bottom rail of the fence cannot exceed four inches (4") above the finished grade of the lot. Fencing materials may be wrought iron, steel, aluminum, or vinyl. Chain link fencing and horizontal fencing (i.e. split rail, or similar product) are prohibited. Non-permanent fencing or similar products (fencing without footings) are prohibited. Fencing color must match the color of the house, the color of the trim, black, bronze, or white.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures of the fence design and style
- Photo of the area where the proposed fence will be added, contractor proposal, and/or illustrations
- Materials to be used

E. Awnings and Shade Devices: Man-made screens, awnings and shade devices (collectively "Shade Devices") shall appear as an integral part of the building elevation, and roof-mount installations of Shade Devices are prohibited with the exception of the Prairie style elevation. Shade Devices are to be located in the rear area of the home, must be consistent with the established color scheme and must be made of materials that complement the home and the neighborhood. Shade Devices that contain advertising or logos are not permitted. The use of protective netting is prohibited. Metal roll down shutters are not considered shade devices. Shade structures other than pergolas may be permitted provided they are securely anchored to the patio or deck and are in compliance with all Village of Huntley building codes. The structures must be a single, solid color, the color of the house, trim color of the house or white. Shade structures must have a flat, horizontal roof. Shade structures must be square or rectangular. Vertical awnings and hanging shade devices of any type are prohibited.

A Village of Huntley Building Department Permit may be required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures showing the design, style and color of the awning or shade device

- Photo of the entire wall of home where the proposed project will be added
- Contractor construction proposal, and or illustrations
- Materials to be used and method of anchoring the shade structure to the patio
- *Irrigation Form* (Attached Homes only)

F. Screens: Privacy screen installations are allowed only within the rear Privacy/Improvement Area of the lot; therefore, front or side yard privacy screen locations are prohibited. Vinyl or cedar must be used in the construction of a privacy screen. Depending on circumstances, the Modifications Committee may approve the use of landscape screens directly around a patio. Privacy screening may enclose a maximum of two (2) sides of a deck or patio area. Privacy screens are limited to a maximum depth of twelve feet (12') from the house into the back privacy area, and a maximum of twelve feet (12') parallel to the house in the rear privacy area. Any additions to existing privacy screens may not exceed these dimensions. A privacy screen must be at least five feet (60 inches) in height and cannot exceed seventy-two inches (72") in height. Privacy screens shall have ninety (90) degree corners and run parallel as well as perpendicular to the original primary wall surfaces of the home. On sloping terrain, the top and bottom rails of the privacy screen must be level and horizontal, while the segments adjust to the changing grade by stepping down in equal increments, not to exceed eight inches (8") per segment. The bottom of the privacy screen cannot be more than four inches (4") above the finished grade of the lot. Privacy screens must be a single color, and may only be the color of the house, the trim color of the house, or white.

Garage door screens must be attached to the inside frame of the garage door and may not be visible on the outside of the garage door or its frame. The garage door screen/frame that is visible on the outside of the garage door when closed, is prohibited. The frame of the garage screen must be a single color and may only be the color of the house, trim color of the house, or white. The screening must be black, gray, beige or white.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures, picture or construction drawing of the privacy screen design, style, and color
- Photo of the area where the proposed privacy screen will be added
- Materials to be used

G. Trellis: Trellises may be installed in the Privacy/Improvement area. The trellis cannot exceed eight feet (8') in width, and may not extend above the soffit of the home. Each section of trellis shall be separated by a gap at a minimum distance equal to the width of each section of trellis. Trellises shall be designed to support plant or vine growth while remaining plumb, level, and structurally sound. Trellises cannot be used as a substitute for fencing, and may not be attached to the home.

Approved materials for trellises are vinyl or cedar. Trellises must be a single color, and may only be the color of the house, trim color of the house, or white. The Modifications Committee will review decorative, metal, or designer trellises on an individual basis.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures, construction drawing, or illustration of the trellis design and style
- Photo of the area where the proposed trellis will be added, contractor proposal, and or illustrations
- Materials to be used and their color
- *Irrigation Form* (Attached Homes only)

H. Pergola: Pergola installations are allowed within the rear Privacy/Improvement Area of the lot. The Pergola must be constructed to have a flat open roofline and may not exceed the eave height of the home. The width of a pergola may be even with an existing deck or patio. Pergolas shall be structurally sound and anchored in accordance with local codes. Cross Bracing may not be used on any side of the structure, and the pergola may not be attached to the home.

Approved material for a pergola is vinyl, cedar or aluminum. Pergolas may only be one color: the color of the house, trim color of the house, or white. Pergolas may have A) a roof of slats spaced to allow shade and ventilation; B) mechanical top louvers that must remain open during the winter months when snow may accumulate on top, or C) horizontal shade devices shall be attached under the pergola roof joists and retracted in winter. Vertical protective netting or shade devices of any type are prohibited.

It is recommended that pergolas constructed in the Improvement Area of Attached Product homes have landscaping or a mulch bed installed at the base of the posts to prevent damage from landscaping equipment. The landscapers are not responsible for damage to unprotected posts.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures of the pergola design and style
- Detailed construction drawing, including elevations, that includes pergola height, color and materials to be used
- Photo of the entire wall of home where the proposed pergola will be added
- *Irrigation Form* (Attached Homes only)

I. Arbor: Arbor dimensions may not exceed: 8'(H) X 4'(W) X 4'(D). As required by local building codes, arbors must be structurally sound. The arbor shall be designed to support plant or vine growth. Arbors are prohibited in the front yard.

The approved material for an arbor is vinyl, cedar or aluminum. The Modifications Committee will review decorative, metal, or designer arbors on an individual basis. Arbors may only be one color: the color of the house, trim color of the house, or white. Arbors cannot be attached to the home.

A Village of Huntley Building Department Permit may be required.

Submission Requirements

- *Application for Change* with clearly written description of the project

- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures of the arbor design and style
- Detailed construction drawing, including elevations, that includes arbor height, color and materials to be used
- Photo of the entire wall of home where the proposed arbor will be added
- *Neighbor Review Form* may be required
- *Irrigation Form* (Attached Homes only)

J. Decks: The size of a deck is determined by the available space within the rear Privacy/Improvement Area. Treated lumber or a weather resistant product intended for decking shall be used to construct the deck flooring and understructure. Treated lumber used as flooring may be stained or allowed to weather. Any other vertical portion of a deck, such as guardrails, handrails, rim joists, stringers, and spindles, shall be constructed of composite, vinyl, or cedar materials finished to match the color of the house, trim color of the house, or white. Painting or staining a deck in more than one color is prohibited.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures of the deck design and style
- Detailed construction drawing, including elevations, that includes deck height, color and materials to be used
- Photo of the entire wall of home where the proposed deck will be added
- *Irrigation Form* (Attached Homes only)

K. Patio/Porch: The size of a patio is determined by the available space within the Privacy/Improvement Area. To eliminate snow damming under the siding, the patio shall have a three inch (3”) air gap between the top surface of the patio and the bottom edge of the siding. Patios shall be constructed of concrete, pavers or flagstone.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures of the patio or porch design and style
- Photo of the area where the proposed patio or porch will be added
- Materials to be used and their color
- *Irrigation Form* (Attached Homes only)

L. Patio/porch Caps, Slush Coat, or Painting: shall be designed in harmony with the original architecture of the home in material and color. It is prohibited to cap the front porch or entry sidewalk of an Attached Product.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures of the project design, style, materials and color
- Photo of the area for the proposed project

M. Guardrail: A guardrail must surround any walking surface that exceeds fifteen inches (15”) high. A guardrail may be used to surround a deck or patio only. All guardrails shall be constructed with a smooth top to serve as a handrail. Guardrails cannot exceed forty-eight inches (48”) tall from the decking or patio grade. Guardrails must be the color of the house, trim color, black, bronze or white.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures of the guardrail design, style, materials, color and height of guardrail
- Photo of the area where the proposed guardrail will be added

N. Handrail: A handrail cannot exceed thirty-eight inches (38”) from decking or patio grade. The color of a handrail shall match the color of the house, trim color, black, bronze, or white. Handrails may only be one color.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures of the handrail design, style, materials, color and height of the handrail
- Photo of the area where the proposed handrail will be added

O. Walls: Walls are prohibited in the Public Utility Easement (PUE).

Retaining Walls: The purpose of retaining walls is to prevent erosion and/or to create a level planting bed. The top of a retaining wall must be level and not exceed more than four inches (4”) above the top ground level (see Edging: Section V, Paragraph H). Since the addition of retaining walls may alter drainage conditions, Village of Huntley review and permit is required and neighbor review is required. If a retaining wall is built to prevent erosion and the wall will follow the contour of a slope, the top of the wall must remain level and descend in equal increments or steps not to exceed eight inches (8”). Any wall that exceeds twenty-nine inches (29”) in height must have a construction drawing by a licensed engineer showing the engineer’s signature and seal accompanying the application.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled

- Brochures of the retaining wall design, style, materials, and color
- A construction drawing by a licensed engineer showing the engineer's signature and seal for any wall that exceeds 29" in height
- Photo of the area where the proposed retaining wall will be added
- *Neighbor Review Form*

Courtyard Walls: Courtyard walls may be built only in the front and back privacy areas of Detached Product lots, and in the improvement area of Attached Product Lots. Courtyard walls may not exceed thirty-six inches (36") in height. Architectural features, such as pillars, may not exceed forty-eight inches (48") in height. Walls may not extend more than twelve feet (12') from the original rear-most foundation of the home. On sloping terrains the top of the wall shall always be level. The wall segments shall adjust to the changing grade by stepping down in equal increments that do not exceed eight inches (8") per segment. Approved wall materials include brick, cultured/natural stone, and masonry block.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures, or construction drawing of the courtyard wall design, style, materials, and color
- Photo of the area where the proposed courtyard wall will be added
- *Irrigation Form* (Attached Homes only)

Patio/Seat Walls: Seat walls may not exceed twenty-four inches (24") in height, either from ground grade or patio floor. Architectural features (i.e. pillars, barbecue surrounds, or corner planters) that are part of the seat wall may not exceed thirty-six inches (36") in height from ground grade or patio floor.

Approved materials include brick, cultured/natural stone, or masonry block. The size of a seat wall is determined by the available space within the privacy/improvement area or on existing patios that are outside the BSL.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures or construction drawing of the seat wall design, style, materials, and color
- Photo of the area where the proposed seat wall will be added
- *Irrigation Form* (Attached Homes only)

P. Roof Modifications: Solar Tubes, De-Icing Equipment and Lightning Rods

Solar Tubes: If improper installation of a solar tube causes damage to an Attached Product roof, repairs will be done by the Association, the costs for those repairs will be billed to the homeowner.

A Village of Huntley Building Department Permit may be required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures of the project design, style, and dimensions

De-Icers: Systems for melting snow to prevent ice dams are allowed in Sun City. Approval is granted on a case-by-case basis following submission of detailed plans showing intended location of de-icing equipment, electrical connection, and a brochure showing and describing the product.

A Village of Huntley Building Department Permit may be required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures of the de-icer design, style, materials and color
- Photo of the area where the proposed de-icers will be added

Lightning Rods: Rooftop lightning rods are allowed in Sun City. Approval is granted on a case-by-case basis following submission of detailed plans showing the intended location of the lightning rods and a brochure showing and describing the product.

A Village of Huntley Building Department Permit may be required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures of the lightning rod design, style, materials and color
- Photo of the area where the proposed lightning rod(s) will be added

Q. Vents and Fireplace Vents: For Detached Products, any fireplace vent or vent that exceeds a thirteen-inch (13”) diameter shall be boxed and sided with materials identical to the house siding and color, brick or stone. For Attached Products, fireplace vent or vent cannot exceed a thirteen inch (13”) diameter. If improper installation of a fireplace vent or vent causes damage to an Attached Product, repairs may be done by the Association and the costs for those repairs will be billed to the homeowner.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures or construction drawing with elevations of the vent or fireplace vent design, style, size and height
- Photo of the area where the proposed vent or fireplace vent will be added
- Materials to be used and their color

R. Barbecues: Built-in and portable barbecue units must be located within the rear Privacy/Improvement Area of the lot, and used for cooking only. Built-in barbecues shall be designed as an integral part of the home, deck, or patio. Location shall be carefully planned to minimize smoke and odors from affecting neighboring properties. Built-in barbecues shall be located at least four feet (4') from any wall surface of the house, and be equipped to use natural gas or charcoal. It is prohibited to burn wood in a barbecue unit.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures of the built-in barbecue design and style
- Photo of the area where the proposed built-in barbecue will be added
- Materials to be used and their color

S. Sidewalk: Sidewalks are to be designed in harmony with the original architecture of the Detached Product home. A description of the material and color(s) must be submitted and is subject to Modifications Committee review and approval. Acceptable materials for a sidewalk are brick, paver, or concrete. Extending a sidewalk is prohibited in an Attached Product.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures of the sidewalk design, style, materials and color
- Photo of the area where the proposed sidewalk will be added
- *Neighbor Review Form*
- *Irrigation Form* (Attached Homes only)

T. Driveway Alteration: Asphalt driveways may be removed and replaced with concrete or pavers in Detached Product Neighborhoods. The original driveway may be widened a maximum of two feet (2') per side, but the driveway may not extend past the outer walls of the garage. The driveway apron (the part of the driveway between the sidewalk and the street) must remain asphalt. The Village of Huntley requires that all driveway aprons in Sun City be asphalt, no exceptions are permitted. Driveway alterations are prohibited in Attached Product Neighborhoods.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures of the driveway design, style, materials and color
- Photo of the area for the proposed driveway modification
- Materials to be used and their color

U. Driveway/Parkway Ribbons: Driveway and/or Parkway Ribbons may be installed along the edges of the driveway in Detached Product Neighborhoods, providing the ribbons do not exceed two feet (2') per side from the original driveway. The total width of the driveway and ribbons may not extend past the outer walls of the garage. Driveway and/or Parkway Ribbons must be adjacent to the driveway. Driveway and/or Parkway Ribbons are prohibited in Attached Product Neighborhoods.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures of the driveway/parkway ribbons design, style, materials and color
- Photo of the area where the proposed driveway/parkway ribbons will be added

V. Irrigation System: Irrigation systems installed in Detached Product Neighborhoods must have an automatic timer, and must be installed/adjusted to spray only the homeowner's property. Irrigation systems must not become a nuisance by spraying water on neighboring properties, windows, siding, etc. A certified plumber must check the RPZ Valve annually. Contact the Village of Huntley Building Department for further information.

In Attached Product Neighborhoods, it is prohibited for the homeowner to make adjustments or alterations to the irrigation system. If adjustments are required, contact the Association's Landscape Department. The individual homeowner is responsible for any/all costs associated with adjustments/alterations to the irrigation system.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location of the sprinkler heads, emitters and RPZ valve clearly drawn and labeled
- Brochures of the irrigation design and style
- *Neighbor Review Form*

W. Swimming Pools and Spas: In-ground swimming pools are allowed within the Privacy Area of Detached Product Neighborhoods. The swimming pool and necessary equipment shall be adequately screened from street view, the view of neighboring properties, common areas and the golf course with plant material of adequate density.

Above ground or in-ground spas are allowed in the Privacy Area of Detached Product Neighborhoods; however, the height of an above ground spa may not exceed three feet (3') above the existing grade and view of the spa and necessary equipment must be screened from the surrounding area. If necessary, after installation additional plant materials may be required to screen a swimming pool or spa from neighboring properties.

The drainage system for a swimming pool/spa must connect to municipal drains and must not be allowed to drain onto the golf course, open space, or any other property. All swimming pools and spas must be fenced as required by applicable law, and are to be installed according to the Village of Huntley code. Swimming pools and Spas are prohibited in Attached Product Neighborhoods.

A Village of Huntley Building Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures and construction drawing with elevations, of the swimming pool or spa design, style, depth, materials, color, etc.
- Photo of the area where the proposed swimming pool or spa will be added
- *Neighbor Review Form*

X. Rain Barrels: Water collection systems shall be allowed subject to the specifications for the preferred model recommended by Soil and Water Conservation Districts. A maximum of two (2) rain barrels per property are permitted. Rain barrels are to be located only in the back yard (not in front or side yards). The height of rain barrels may not exceed 38 inches; rain barrels shall not exceed a maximum capacity of 80 gallons. Rain barrels are to be supported by a block or paver foundation. Each rain barrel must be equipped with mosquito control screening and have overflow capability. The only colors permitted for rain barrels are inconspicuous shades of green, black, or brown. Rain barrels must be screened by shrubbery.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures of the rain barrel design, style, material, and color
- Photo of the area where the proposed rain barrel will be added

Y. Shutters: Decorative shutters may be placed next to exterior windows and doors. Shutters may have simulated louvers or solid raised panels. The raised panels may have curved tops and bottoms or be rectangular. Any additional shutters placed on the exterior of the home must match existing shutters in both style and color. Colors must conform to the selections approved by the Sun City Board and Modifications Committee. Homeowners are advised to consult with the Community Standards Office for color and style selection. It is recommended that the shape of the shutters match the shape of the windows i.e. horizontal window-tops with horizontal (rectangular) shutters, arched window-tops with ½-arch shutter tops. Shutters that cover the windows and doors, either by hinges or retracting into a housing, are not permitted in Sun City.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of all shutter additions or replacements clearly drawn and labeled
- Brochures of the shutter design, style, materials and color
- Photo of the entire wall of home where the proposed shutters will be added
- Materials to be used and their color

Z. Windows: Windows may be added to the residence, depending on location, upon review by the Modifications Committee. All windows, whether added or replacements, must match existing windows in style and color. Choice of style is subject to Modifications Committee review and approval. If the homeowner wishes to eliminate a window, the area where the window was must

match the siding of the home in materials and color. With the exception of front door and front door sidelights, stained or colored glass is not permitted.

A Village of Huntley Building Department Permit may be required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures of the window design, style, attributes, materials and color (i.e., grids, frosted glass)
- Photo of the entire wall of home where the proposed window will be added or replace

Section IV

LANDSCAPE ARCHITECTURAL FEATURES

A. Landscape Architectural Features: Landscape architectural features are considered an integral part of a landscape architectural design and include benches, yard lights, gas fire pits, etc. Landscape architectural features must be located in the Privacy/Improvement Area of the lot.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures or pictures of the architectural feature design, style, materials and color
- Photo of the area where the proposed feature will be added

B. Exterior Lighting: All Exterior lighting projects must be approved by the Modifications Committee and/or the Community Standards Associate with the exception of holiday lighting. Exterior lighting [gas or electric fixtures] is allowed in the Privacy/Improvement Area to enhance and illuminate; however, illumination shall not constitute a nuisance or hazard to any other homeowners or neighboring properties. **Low-voltage fixtures must be installed at a minimum of four feet (4') apart, may not exceed thirty inches (30") in height,** and the hardware [i.e. junction boxes] should be placed below grade or adequately screened to prevent visibility. **Post mounted fixtures may not exceed a height of six feet (6') from finished grade, and all bulbs must be clear or white** [holiday lighting excluded].

A Village of Huntley Building or Electrical Department Permit may be required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project, and existing landscaping and hardscape clearly drawn and labeled
- Brochures or pictures of the lighting design, style, height, materials and color
- Photo of the area where the proposed lighting will be added

C. Overhead Security Lighting: Overhead Security Lighting and floodlights are restricted to the following locations: above the garage door, above the patio area, and backyard corners of the house. All security/floodlights must be activated by motion sensors and point downward at all times.

A Village of Huntley Building or Electrical Department Permit is required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of each light clearly drawn and labeled
- Brochures of the security lighting design, style, materials and color
- Photo of the area where the proposed security lighting will be added
- *Neighbor Review Form* may be required

D. Fountains and Water Features: Fountains and water features are permitted in the Privacy/Improvement Area only. Fountains and water features may not exceed four feet (4') above the natural grade of a lot in Detached Neighborhoods and may not exceed three feet (3') high in Attached Product Neighborhoods. Materials must be natural in color and design and compatible with the overall architectural theme of Del Webb's Sun City Huntley. The design of any water feature should discourage the creation of stagnant pools of water, and if needed, water should be treated to prevent odor and the growth of algae. Fountains and water features that allow the water to exceed a depth of twenty-three inches (23") are prohibited.

A Village of Huntley Building Department Permit may be required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures or construction drawing of the fountain or water feature dimensions, design, style, materials and color
- Photo of the area where the proposed fountain or water feature will be added
- *Irrigation Form* (Attached Homes only)

E. Gas Fire Pits, Chimineas and Outdoor Patio Fireplaces: Gas fire pits, chimineas and outdoor patio fireplaces must be located in the rear Privacy/Improvement Area and must meet or exceed the Village of Huntley distance requirements and be at least 10' (feet) from any house/wall surface, deck, fence, trellis, shade device, or pergola. The location of fire pits, chimineas, outdoor patio fireplaces, and other similar products must not affect neighboring homeowners with odors and smoke.

Wood burning fires must have spark arrestors. Fires must be kept to a reasonable size and attended/controlled at all times. Fire should be extinguished before being left unattended. All combustible materials shall be kept away from chimineas, fire pits, and outdoor fireplaces. Potential hazards are subject to enforcement.

A Village of Huntley Building Department Permit is required for stationary installations.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled, adhering to Village of Huntley distance requirements
- Brochures, drawing, or picture of the project design, style, materials, and color
- Photo of the area where the proposed features will be added
- *Neighbor Review Form* may be required

F. Flag Display: Stand-alone flagpoles are prohibited. Only wall mounted flagpole brackets are permitted and the pole must not extend four feet (4') beyond any eave. Flags must be replaced if worn and frayed.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the flag mount clearly drawn and labeled
- Photo of the area where the proposed flag mount will be added

Section V

LANDSCAPING REQUIREMENTS

In Detached Product Neighborhoods, each homeowner is responsible to maintain and replace (as necessary) landscaping installed on the lot and parkway.

A. Common Areas: Certain areas have been designated as open space, wetland or preserve on neighborhood plats and will be maintained as required by regulatory authorities and in the Declaration. **No homeowner or resident may mow, fertilize, apply pesticides, maintain, alter or modify any area not owned by the homeowner, including areas set aside as open space or preserve.**

For individuals/groups that wish to enhance or care for any Common Area within the community, the Adopt A Plot program may be an option. This program is managed by the Landscape Services. For more information regarding this program, interested parties should review the program, which is available at the Member Services Desk or on the Del Webb Sun City Huntley web portal.

B. Landscape Maintenance: Attached Product Neighborhoods [8, 13B, 19, 20, 22, 32A, 34, 38] Landscape maintenance and snow removal services are provided pursuant to the Supplement to the Declaration for Attached Product Neighborhoods. These services are managed by Association staff and provided by a selected service provider as provided in the executed agreement specifications.

Attached Product Neighborhoods are equipped with irrigation systems installed by the Developer and are used to water the turf. All exterior modification applications for Attached Product Neighborhoods will require the completion of an Irrigation Form available from the Member Services Desk or the Community Standards Associate.

C. Landscape Fabric Weed Barrier: The use of solid plastic sheeting or polyethylene is prohibited. If landscape fabric is used it must allow the free flow of water, air, and gases to and from the soil.

D. Trees and Shrubs: The size (upon mature growth) of all trees, shrubs, ground covers, perennials, grasses and vines shall be considered prior to installation: therefore, species should be placed at a reasonable distance from the foundation walls providing for mature growth. Attached Product owners are allowed to add one (1) tree within the rear yard of the property if desired. If the tree is placed outside of the Improvement Area, a Neighbor Review Form must be included with the Application for Change. Landscape designs that have the effect of creating a living fence will not be approved outside of the Privacy/Improvement Area.

A homeowner cannot cut down or remove a living tree that is greater than six inches (6") in diameter [measured twelve inches (12") from the ground] without the approval of the Modifications Committee. When a tree is removed and not replaced, the resident must remove the stump and replaced with turf at the site of the removed tree. Dead or diseased trees must be removed or trimmed as soon as discovered, after taking appropriate measures to protect against the spread of disease.

Parkway Trees: The Modifications Committee must approve the removal of any parkway tree. Parkway tree(s) must be replaced with the same species or species approved by

The Village of Huntley. If the homeowner does not replace a tree after removal, the tree stump must be removed and the area restored with turf.

Prohibited Trees and Ornamentals

The Village of Huntley has provided a list of prohibited species. In most cases, tree species appearing on the list represent trees that develop invasive root systems that may pose a hazard to or compromise sanitary sewers, water mains or other underground utilities are prohibited. Any tree species prohibited by the Village of Huntley is prohibited in Sun City Huntley. The following is a representative list of prohibited trees/shrubs:

<u>Common Name</u>	<u>Botanic Name</u>
Ash Trees	
Fruit Bearing Trees	
Certain Species of Willow	
Apple	Malus Pumila
Osage Orange	Maclura Pomifera
Black Walnut	Juglans Nigra
Pin Oak	Quercus Palustris
Box elder	Acer Negundo
Popular Aspen	Populus Species
Catalpa	Catalpa Speciosa
Russian Olive	Elaeagnus Angustifolia
Common Buckthorn	Rhamnus Cathartica
Silver Maple	Acer Saccharinum
Cottonwood	Populus Deltoides
Silver White Poplar	Populus Alban Nives
Elms	Ulmus Species
Tree of Heaven	Ailanthus Altissima
Female Ginkgo	Ginkgo Biloba (female)
Glossy Buckthorn	Rhamnus Frangula
London Plane Tree	Platanus Acerifolia
Mulberry	Morus Species

Trees and Shrubs shall meet the following minimum size requirements when planted:

- Shade Trees - 2” Caliper Minimum
- Flowering/Ornamental Deciduous Trees – 3’ Height Minimum
- Evergreen Trees – 3’ Height minimum
- Deciduous and Evergreen Shrubs - 1 Gallon Minimum

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the planting beds clearly drawn and labeled
- Landscape drawing showing the location, type, size and number of plant material
- Brochures or pictures of the proposed plantings
- Photo of the area where the proposed plantings will be added
- *Neighbor Review Form* may be required
- *Irrigation Form* (Attached Homes only)

E Ground Cover: Ground cover of any kind cannot spell out names, nicknames, names of states, city athletic teams, slogans, states, emblems, geometric patterns, symbols or any other communication.

List of Prohibited Plants, Vines, Ground Covers, Shrubs, and Grasses

After careful consideration, the following plants are prohibited and may not be installed:

<u>Common Name</u>	<u>Botanic Name</u>
American Bittersweet	Celastrus Scandens
Leafy Spurge (Wolf's Milk)	Euphrasia Esula
Amur Honeysuckle	Lonicera Maackii
Mile-A-Minute Vine	Polygonum Perfoliatum
Asiatic (Oriental Bittersweet)	Celastrus Orbiculatus
Multiflora Rose	Rosa Multiflora
Bishop's Goutweed	Aegopodium Podagraria
Porcelain Ivy	Ampelopsis Brevipedunculata
Creeping Jenny	Lysimachia Nummularia
Purple Loosestrife	Lythrum Salicaria
Crown Vetch	Coronilla Varia
Bachelors Buttons	Centaurea Maculosa
Curly Pondweed	Potamogeton Crispus
Tansy (Golden Buttons)	Tanacetum Vulgare
Japanese Honeysuckle	Lonicera Japonica
Tatarian Honeysuckle	Lonicera Tatarica
Japanese Knotweed	Polygonum Cuspidatum
Variegated Yellow Archangel	Lamistrum Galeobdolon
Japanese Silt Grass	Microstegium Vimineum
Water Chestnut	Trapa Ratans
Korean Barberry	Berberis Koreana

There are no minimum sizes required for ground cover, vines and grasses.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the planting beds clearly drawn and labeled
- Brochures or pictures and description of the proposed ground cover
- Photo of the area where the proposed ground cover will be added
- *Neighbor Review Form* may be required
- *Irrigation Form* (Attached Homes only)

F. Rock/Stone Mulch: Stone mulch may be used providing it adheres to the following standards: the minimum size rock/stone cannot be less than 3/4 inch diameter, the maximum size rock/stone cannot exceed 1 1/2 inch diameter, colors must be uniform throughout the lot and earth tone only (i.e., buff, beige, charcoal, red, brown or black). Decorative rock is not permitted as ground cover in turf areas.

Decorative boulders are approved as follows: Moss Rock, Tan Limestone, Tan

Sandstone and Granite. The number of stones or boulders used as decoration in landscape project(s) may be limited upon approval. Simulated rocks and stones are prohibited.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures or pictures of the project design, style, materials and color
- Sample of materials
- Photo of the area where the proposed rock, stone, mulch, or decorative boulders will be added

G. Mulch/Bark: Dark hardwood shredded mulch may be used as ground cover and does not need Modifications Committee approval; however, other types of mulches [i.e., colored mulch] will require approval. It is important to purchase mulch from a reputable landscape provider. All mulch shall be cleaned and free from insect infestation and disease. Commercial compost may be used on perennial and annual planting beds.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Photo of the area where the proposed mulch will be added
- Sample of materials to be used and their color

H. Mulch Bed Edging: For purposes of this document, mulch bed edging materials are defined as concrete curbing, decorative edging, and invisible edging. With the exception of flagstone, stones/rocks cannot be used as a bed-edging material. Decorative edging must not exceed three inches (3”) high along sidewalks and four inches (4”) high around mulch areas. Invisible edging used to hold back the soil should be made of plastic, rubber, or metal and shall not exceed one inch (1”) from ground grade once installed. Invisible edging does not require approval prior to installation.

I. Vegetable Gardens and Seasonal Flowers:

In Attached Product Neighborhoods, vegetable gardens are prohibited; however vegetable plants may be grown in containers on the patio or deck area. Annual flowers that do not exceed thirty-six inches (36”) tall may be grown in the Improvement Area or in an existing landscape bed without approval. Plants that exceed thirty-six inches (36”) must receive approval.

Residents in Attached Product Neighborhoods may replace the type of plants in an existing landscape bed upon approval by the Modifications Committee. Once installed, plants must be maintained by the Resident and will not be maintained by the service provider. Residents must identify these areas with flags at both ends of the landscaping bed that has been replanted. Flags must be acquired from Neighborhood Advisory Council Representative.

In Detached Product Neighborhoods, annual flowers that do not exceed thirty-six inches (36”) upon full growth may be grown in the Privacy Area without approval. Plants that exceed thirty-six inches (36”) must receive approval. Vegetable gardens may be grown in the rear Privacy Area. Plants that bear fruit including but not limited to tomatoes, peppers

and cucumbers are prohibited in the front/side Privacy Area. Any flower or vegetable garden located outside of the Privacy Area will require approval and a completed *Neighbor Review Form*.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the garden bed clearly drawn and labeled is required of plantings exceed 36” tall or if planting outside the Privacy Area
- A landscape drawing showing the location, number, and type of plant(s) to be used
- Photo of the area where the proposed planting bed will be added
- *Neighbor Review Form*
- *Irrigation Form* (Attached Homes only)

J Turf: Where turf is used within the lot, blue grass blends of three (3) or more are recommended with no more than a twenty percent (20%) mixture of perennial rye or fescue added to the blend.

Section VI

LAWN ACCESSORIES

A. Decorative Items: Statues, artifacts and decorative items (i.e., birdbaths, planters, etc.) are to be composed of clay, concrete, metal or wood. Statues, artifacts and/or other decorative items (collectively “Objects”) shall be located in the Privacy/Improvement Area. In Detached Product Neighborhoods, the height of the Objects must not exceed four feet (4’) from ground grade, and in Attached Product Neighborhoods Objects cannot exceed three feet (3’) from ground grade. Objects are limited to one (1) object per ten feet (10’) of home frontage. For example: if a house is 40’ wide, no more than four decorative items may be placed in the front privacy/improvement area. If a house is 50’ wide, no more than five decorative objects may be placed in the front privacy/improvement area. The objects may be spaced or grouped at the resident’s discretion. Objects cannot be attached to the home.

A “Welcome” or “Name” plaque shall not be considered a statue or artifact. Plaques must be compatible with the architecture of the home and cannot exceed one hundred (100) square inches.

Plastic pots, which are compatible with the overall architectural theme of the home, are permitted; however, plastic yard ornamentation, artificial vegetation, and similar items are prohibited.

All decorative items that are damaged, broken, or become unsightly must be removed.

Shepherd’s Crooks: Shepherd’s crooks may be placed in the front or rear privacy/improvement areas. Shepherd’s crooks placed in the front privacy/improvement area are included in the total count of objects permitted based on the width of the house. Shepherd’s crooks are the only decorative items permitted to be taller than four feet (4’).

B. Holiday Displays: Decorative holiday landscaping items are allowed thirty (30) days prior to a holiday and must be removed ten (10) days after a holiday. Holiday decorations must be tasteful and correspond with the overall character of the community.

Decorative lighting for holidays that occur in the month of December may be installed on or after November 1, but cannot be illuminated before November 15. Holiday lighting and electrical cords must be located to respect driveway and sidewalk snowplowing operations, and cords cannot be located over public sidewalks. In addition, holiday lighting shall not create a nuisance or hazard. Holiday lighting must be removed no later than January 15. In the event extreme weather conditions become a factor for timely removal, extensions will be granted.

Decorative mailbox covers and garage decals are allowed for holiday decoration only. They may be installed thirty (30) days prior to a holiday and removed ten (10) days after a holiday.

C. Bird/Squirrel House and Bird Feeder: One (1) bird/squirrel house mounted on a pole is permitted in the rear yard area. When installed, the height of the house and pole cannot exceed the roof eave of the home. Installation of a bird/squirrel house on perimeter walls or under/on the eaves of the home is prohibited.

Up to three (3) bird feeders are permitted in the rear yard area and cannot exceed the roof eave in height. Installation on perimeter walls or under/on the eaves of the home is prohibited. Cylinder feeders cannot exceed eighteen inches (18”) long and four inches (4”) in diameter. Flatbed feeders cannot exceed eighteen inches (18”) in length or width.

Section IV

LAWN MAINTENANCE: Detached Homes

The following topics in this section are for **Detached Product Neighborhoods**. Home-owners in these neighborhoods are responsible for maintaining their lawns. If an Owner fails to perform his/her maintenance responsibility, the Association, or its designee, may enter the property and perform the necessary maintenance. All fees associated with the corrective maintenance will be assessed to the property through a Benefited Assessment.

A. Pruning: Trees must be pruned in compliance with nursery standards. Trees should be spot-pruned during the growing season to promote shaping, thinning and to remove branches that interfere with nearby improvements or pedestrian traffic. During the dormant season, trees should be pruned to remove dead, damaged or crossing branches in an effort to develop the natural form of the tree. "Tree Topping" which exposes limbs and branches greater than one-half inch (1/2") in diameter is not allowed.

B. Mowing and Edging: Mowing of turf shall be conducted as often as necessary to maintain a pristine appearance. Turf growth shall not be allowed to exceed six inches (6") at any given time. Failure to maintain the turf within this specification will result in the Association, or its designee, entering the property to perform the necessary maintenance and the costs for services will be assessed to the property owner or agent. Written notice will be provided prior to the corrective action.

Walkways and driveways are to be swept or blown free of grass clippings and are to be free of weeds. Tree rings, walkways and planting beds are edged to maintain a crisp appearance and must be free of weeds.

C. Watering, Fertilizing, and Lawn Aeration: Watering, fertilizing, and lawn aeration shall be conducted as necessary to keep the quality and color of turf reasonably consistent with that of neighboring residential lots. Turf should be treated once in the spring and once in late summer to control broadleaf weeds. The Association does not enforce watering restrictions during the time the Village of Huntley posts "Watering Restrictions"; however, the homeowner is not relieved from their obligation to restore the lawn after the restrictions have been lifted.

D. Spring Clean Up: Spring cleanup shall consist of thorough raking of turf areas to remove winter debris and promote new growth. Fall cleanup shall consist of leaf removal at reasonably frequent intervals.

E. Landscape Winter Protection: Winter protection of landscaping will be permitted from November 1st to March 31st. Burlap or landscape wrapping will be allowed on large plantings, while cones will be allowed on smaller plantings. Approval of the material/project will be required.

Section VIII

ANCILLARY EQUIPMENT

A. Ground Mounted Mechanical Equipment: All ground mounted mechanical equipment and ground mounted solar heating equipment shall be installed within the Privacy/Improvement Area. Equipment must be screened from street view and neighboring property. Roof-mounted and window-mounted equipment (including mechanical, air conditioning, and solar heating equipment) are prohibited with the exception of power vents for attic fans and approved lightning protection devices.

A Village of Huntley Building Department Permit may be required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location, outline and dimensions of the project clearly drawn and labeled
- Brochures of the mechanical equipment design, style, materials and color
- Photo of the area where the proposed equipment will be added

B. Over-the-Air Reception Devices: Antennas, satellite dishes or other devices for the transmission/reception of television or computer signals should be installed in the rear half of the house under the eaves, situated so that not more than four feet of cable is exposed. Before installation, an Over-the-Air Reception Device Installation Form is required and is available from the Member Services Desk or the Community Standards Associate. Completed forms must be returned to the Member Services Desk within ten (10) days of installation.

C. Amateur (Ham) Radio Antenna: A radio antenna must be a one (1) element vertical antenna attached to the back half of the house, and a maximum of two (2) vertical radio antennas are allowed. Towers or poles are prohibited. Pursuant to Village ordinance, the height of an antenna may not exceed twelve feet (12') above the lowest part of the roofline. Resolution of any interference caused by transmissions is the responsibility of the operator.

A Village of Huntley Building Department Permit may be required.

Submission Requirements

- *Application for Change* with clearly written description of the project
- *Plat of Survey* with the location and dimensions of the project clearly drawn and labeled
- Brochures or picture of the antenna design and style
- Photo of the area where the proposed antenna will be added

D. Play Equipment: All portable play equipment, including inflatable wading pools for children, shall be removed and stored in the garage within 24 hours after use. Inflatable wading pools for children shall not exceed twenty-three inches (23") sidewall height from ground grade. Swing sets and other non-portable play sets are prohibited.

Section IX

MISCELLANEOUS

A. Waste Receptacles: Waste receptacles, recycling bins, and paper yard waste bags must be stored in the garage. Beginning at dusk on the day prior to collection, waste receptacles and recycling bins may be brought out for collection, but must be returned to the garage by dusk once collection is completed. Waste receptacle lids must be closed at all times and excess trash should not be allowed to accumulate.

B. Signs: The following will apply unless otherwise restricted by the Village of Huntley: One (1) "For Sale" sign is permitted within the lot being advertised for sale. The sign shall conform to the size and design provided by the Association. The overall height of the sign cannot exceed six feet (6'). The sign shall be removed within two (2) working days following the closing of the property or the termination of the listing agreement.

"No Soliciting" signs and security/alarm notifications may be installed near the front door or in a mulch bed closest to the front door. They are limited to a maximum of ten inches (10") in height or width. Stickers may be placed on the front door or in a window.

All other signage including but not limited to directional signs, "Open House" and "For Rent" or "For Lease" signs are prohibited.

C. Storage: Temporary storage units (or PODS) used in the moving process are allowed in the driveway for a maximum of fourteen (14) days. The storage unit shall sit on top of a sheet of plywood to eliminate damage to the driveway. If the storage unit is placed on the street, the Village of Huntley Police Department must be notified.

One (1) deck box used to provide outdoor storage or seating is allowed on the rear deck or patio of the home. Deck boxes cannot be placed more than five feet (5') from the back wall, and must be a neutral color, which complements the exterior color of the home. In addition, the dimensions of a deck box must not exceed 28" (H) X 60" (W) X 26" (D), and must retain a neat appearance throughout its use.

Garden hoses, reels, and hose reel boxes may be stored in the Privacy/Improvement Area. Two (2) neutral colored hose reel box per lot will be allowed and the dimensions must not exceed 24" (H) X 24" (W) X 24" (D).

Portable lawn furniture shall be stored nightly on the deck, patio or in the garage. Patio or deck furniture may be stored on the patio or deck when not in use; however, the appearance of such must not be unsightly.

D. Mailboxes: The Association maintains mailboxes and posts. If damage occurs to a mailbox, contact the Maintenance Department.

E. Parking: Attached Product Neighborhood (APN): The Attached Product Neighborhood Driveway(s) is divided into three (3) specific usage areas as defined below:

1. The "Servient (shared) Driveway" is located on each of the adjoining and adjacent homeowners' lots. The Servient Driveway is designed to accommodate ingress and egress activities and cannot be used for parking.

2. Each home has "Reserved Parking" space(s) located directly in front of the garage door extending one vehicle length toward the Servient Driveway. Each homeowner has the exclusive right to park operational vehicles in the Reserved Parking space(s).

3. The “Turnaround/Hammerhead” is an extended portion of the Servient Driveway located at the farthest end [from the street] of the driveway. No homeowner has the exclusive right to use the Turnaround/Hammerhead for their individual parking needs and cannot deter adjoining and adjacent homeowners from using the Turnaround/Hammerhead for temporary parking. Temporary and guest parking may use the Turnaround/Hammerhead for not more than 24 hours in a seven (7) day period, providing, the Turnaround/Hammerhead is long enough to accommodate the length of the vehicle without encroaching into a homeowner’s Reserved Parking space or compromise ingress and egress activities.

F. Prohibited Structures: The following list includes some of the items that are prohibited pursuant to the Declaration and/or these Design Guidelines. This is not a complete list of prohibited items, so research should always be conducted before pursuing any project.

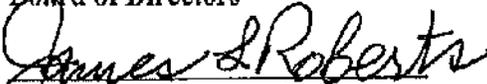
- Stand alone flagpoles.
- Storage buildings or sheds, detached garages, four car garages, accessory buildings, gazebos (permanent or temporary installation), greenhouses and guesthouses.
- Clotheslines or clothes poles.
- Above ground swimming pools and inflatable wading pools may not exceed a sidewall height of 23” (inches) from ground grade.
- A bird or squirrel house exceeding the roof eave in height.
- Children’s non-portable play equipment.

SECTION X. AUTHORIZATION

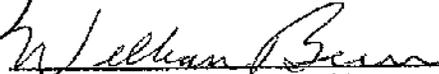
The Design Guidelines have been prepared by the Board of Directors of the Sun City Community Association of Huntley, Inc. During this Development Period the Declarant does hereby approve and authorize these Design Guidelines for recording in the Public Records as provided for in Article 9.3 of the Declaration of Covenants, Conditions and Restrictions for Del Webb's Sun City and as amended.

Sun City Community Association of Huntley, Inc.
Board of Directors

Del Webb
(Declarant)

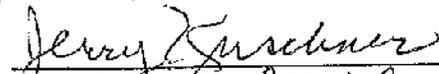

James L. Roberts, President

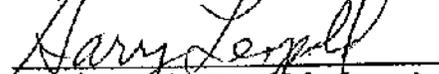

Bryan Biel, Vice President-Finance
biel

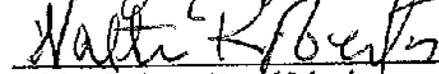

William Berendt, Vice President


Patricia Oakley, Secretary


Jim Henley, Treasurer


Jerry Kirschner, Board Member


Harry Leopold, Board Member


Walter Roberts, Board Member

R

30



MCHENRY COUNTY RECORDER
PHYLLIS K. WALTERS

2009R0018412
04/13/2009 01:51PM PAGES 30
RECORDING FEE 77.00
RHSPS HOUSING FEE 10.00

*This instrument prepared by and
After recording return to:
Deanna Loughren, Paralegal
Sun City Community
Association of Huntley, Inc.
Del Webb's Sun City Huntley
12880 Del Webb Blvd.
Huntley, Illinois 60142*

NOTICE OF AMENDMENT TO DESIGN GUIDELINES FOR DEL WEBB'S SUN CITY

This Notice of Amendment to Design Guidelines is made for the purpose of notifying all owners of real estate in Del Webb's Sun City, a development located in the, Village of Huntley, Counties of Kane and McHenry, Illinois, that the Design Guidelines, as that term is defined in that certain Declaration of Covenants, Conditions, and Restrictions for Del Webb's Sun City, recorded in the office of the Recorder of Deeds of McHenry County, Illinois as Document Number 1999R0025408 on April 6, 1999, and also recorded in the office of the Recorder of Deeds of Kane County, Illinois as Document Number K1999032458 on March 30, 1999, and any subsequent amendments thereto (hereinafter referred to as "Declaration") has been amended and said amendment has been duly adopted by resolution of the Board of Directors of Sun City Community Association of Huntley, Inc. approved on the 6th day of April, 2009, and has received the consent and authorization of the Declarant, as that term is defined in the Declaration. A copy of said Design Guidelines Sun City Huntley as Amended is attached hereto.

This Notice dated as of April 10, 2009.

(MT)

Sun City Community Association of Huntley, Inc.,
An Illinois not for profit corporation
12880 Del Webb Boulevard
Huntley, Illinois 60142

77.00



*This instrument prepared by and
 After recording return to:
 Deanna Loughran, Paralegal
 Sun City Community
 Association of Huntley, Inc.
 Del Webb's Sun City Huntley
 12880 Del Webb Blvd.
 Huntley, Illinois 60142*

*DL
 EW*

2009K027694

SANDY WEGMAN
 RECORDER - KANE COUNTY, IL

RECORDED: 4/14/2009 9:41 AM
 REC FEE: 51.00 RNSPS FEE: 10.00
 PAGES: 30

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 FOR DEL WEBB'S SUN CITY**

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This Notice dated as of April 10, 2009.

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 An Illinois not for profit corporation
 12880 Del Webb Boulevard
 Huntley, Illinois 60142