



To: Sun City Peachtree residents
Cc: CCM
From: Board of Directors

Date: September 25, 2013

Re: Resolutions

All,

As you know, every resident of Sun City Peachtree has signed and agreed to all the Conditions, Covenants, and Requirements (CCR's) that were recorded with the county for this community. As an aid to these covenants, "Design Guidelines" were also created as a supplement to the covenants, intended to add clarity to all residents for the most common requests that come to the Architectural committee, streamlining what would otherwise be an overwhelming process.

The board has recently reviewed all CCR's and the supplemental Design Guidelines, and found a couple of conflicts between the two documents. At our last meeting, we asked a simple question, "Who should abide by the agreed upon rules?". It is our sincere intent that resolving these conflicts between the documents will allow everyone to move forward with clarity on those rules.

Sincerely,

Board of Directors
Sun City Peachtree

Amendment to Sun City Peachtree Design Guidelines

WHEREAS, as provided in the Sun City Peachtree Design Guidelines dated 03/08/08, the Board of Directors of the Sun City Peachtree Community Association, Inc. ("Community Association") adopted Design Guidelines ("Design Guidelines") pursuant to the Declaration of Covenants, Conditions and Restrictions for Sun City Peachtree ("Declaration"); and

WHEREAS, the Board of Directors, in an effort to clarify any discrepancies between the Declaration and the Design Guidelines dated 03/08/08, desires to Article II, Section D, Paragraph 3(a) and Section O of the Design Guidelines; and

WHEREAS, the Declarant and the Board of Directors for Sun City Peachtree desire to: 1) establish a new Design Guideline regarding flagpoles and flags; and 2) provide for political signage within Sun City Peachtree;

WHEREAS, as provided in Article IX, Section 9.3 of the Declaration during the Development Period the Declarant may amend Design Guidelines; and

NOW THEREFORE, the Declarant and the Board of Directors for Sun City Peachtree hereby amend the Sun City Peachtree Design Guidelines as provided herein.

Article II, Section D, Paragraph 3(a) of the Design Guidelines, starting with "There shall be no stand-alone flagpoles allowea..." is hereby deleted in its entirety and restated as follows:

- a. There shall be no stand-alone flagpoles allowed on residential Lots in Sun City Peachtree. A Lot may have a maximum of two (2) flags located at one Dwelling Unit as expressly provided herein. One (1) flag mount may be attached to the eave of the house or to the face of the residential structure if the mount is secured to a wooden stud or anchored in masonry. A second flag may be attached to the eave of the house or to the face of the residential structure if the mount is secured to a wooden stud or anchored in masonry and so long as one of the flags located at the Dwelling Unit is the United States flag being displayed in accordance with Article X, Section 10.22 of the Declaration. The intent of this guideline is to permit a maximum of two (2) flags at one Dwelling Unit so long as one (1), and only one (1), of the two (2) flags being displayed is a United States flag. No part of any flag may extend four feet (4') beyond any eave.

Article II, Section O of the Design Guidelines is hereby amended to add a new Paragraph 5 to provide the following:

5. One (1) professionally made political sign will be permitted on any individual lot within the Community. Such sign shall be located within the lot. The overall height of the sign may not exceed three feet, six inches (3'6") and the sign may not be larger than two (2) feet by two (2) feet. The sign may be installed no more than forty-five (45) days before the primary, election and/or run off for the candidate(s) or issue on the sign.

The sign must be removed within seven (7) days of the primary, election and/or run off for the candidate(s) or issue on the sign.

Except as expressly provided above, the Sun City Peachtree Design Guidelines have not been amended, deleted and/or revised and remain effective against all residents and Dwelling Units.

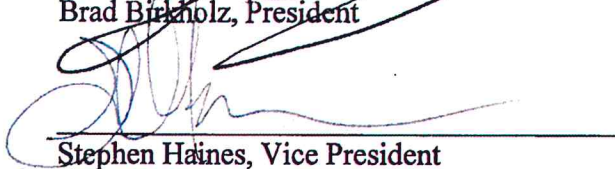
[SIGNATURES ON THE FOLLOWING PAGE]

This amendment is agreed to and effective as of September 23, 2013.

**Board of Directors Sun City Peachtree Community Association, Inc.,
Board of Directors**



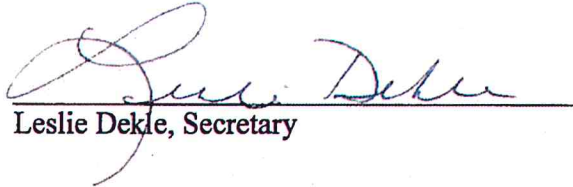
Brad Birkholz, President



Stephen Haines, Vice President


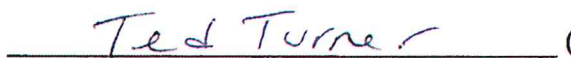



Ted Turner, Treasurer



Leslie Dekle, Secretary

Declarant Pulte Home Corporation, a Michigan corporation

 (Signature) (Print Name) (Title)