

2007 Amendment to the Bylaws of the Rodes Farm Property Owners Association Inc.

Whereas, it is the purpose of the Rodes Farm Property Owners Association Inc. to “act to protect and preserve the property values of THE RODES FARM CLUSTER and perform with the aim in mind that it act not for an individual’s benefit, but rather for the common good of the community”; and

Whereas Article VII, Section 1, Subdivision (e) of the Association’s Bylaws authorizes the Board of Directors to amend or repeal the Bylaws or adopt new Bylaws; and

Whereas it is the desire of the Board that The Rodes Farm Cluster should maintain an appearance consistent with its rural farm character;

Now therefore the Bylaws of the Association shall be amended as follows:

Subdivisions (i), (j), (k) and (l) are added to Article VII to Section 2 as set forth below:

- (i) Pursuant to the mandate that the Rodes Farm Property Owners’ Association (“RFPOA”) act to protect and preserve the property values of Rodes Farm in such a way as is consistent with “the common good of the community,” ensure that all Members abide by applicable Wintergreen and Rodes Farm Covenants;
- (j) With respect to all Lots, ensure that all Members comply with the requirement that no new or remodeled building, fence or other structure shall be erected without submission of a building plan to the Wintergreen Property Owners’ Association Architectural Review Board (“ARB”) and receipt of permission by the ARB for the execution of the submitted plan;
- (k) With respect to all Lots, ensure that all Members comply with the requirement that no vegetation be removed from or added to a Member’s Lot, except for vegetation within ten (10) feet of the perimeter of the Member’s home, without submission of a landscape plan to the ARB and receipt of permission by the ARB for the execution of the submitted plan;
- (l) Provide the following guidelines for building and landscape plans with respect to the ten (10) Farmhouses located on Meadow Lane and on Knoll Lane:
 - (1) ~~no~~ Farmhouse shall be enlarged beyond the original footprint of said Farmhouse except for minor additions such as lean-tos and storage facilities, provided that such enlargements do not exceed ten percent ~~(10%)~~ of the original footprint;
 - (2) no Farmhouse shall be built higher than the original Farmhouse;

- (3) no Farmhouse shall be painted, stained or otherwise colored in any color other than gray, said gray color approximating the gray color of the original Farmhouses as closely as possible;
- (4) when Farmhouse roofs are replaced they shall be in such materials as are approved by the ARB but in all cases the color of the roof shall be the same as, or consistent with, the gray color of the Farmhouse itself.

Adopted this 8th day of August, 2007.

Attest: _____
Norman Hempel, President

Jan Burland, Vice-President
And Secretary

Russell Otis, Treasurer