

THE VISTAS HOMEOWNERS ASSOCIATION

POLICY

FENCING GUIDELINE ON ESTATE LOTS

Adopted by Board of Directors: April 27, 2006

Ratification of Fencing Resolution by Board of Directors: January 25, 2007

This Policy only affects the lots within The Vistas particularly described and depicted on Exhibit "A" attached hereto (each lot being hereinafter referred to as an "Estate Lot").

Overall Policy:

The owner of each Estate Lot (an "Owner") may elect to have a fence in the backyard area of such Estate Lot consistent with this Policy or may elect to have no fence at all in the backyard area of the Estate Lot. The intent and purpose of this Policy is to eliminate visible rear-fencing along the ridgeline onto which each of the backyards of the Estate Lots abut. This exception, to the overall policy within The Vistas, that all lots be fenced by wood fences (except for such lots that were originally fenced with wrought iron fences along the rear property of such lot) is a compromise reached with a majority of the Estate Lot Owners resulting from ambiguities and inconsistencies in the City of Sparks approved Master Plan for The Vistas and the Conditions, Covenants and Restrictions for The Vistas.

Fencing Policy:

Every Estate Lot electing to construct a fence in the backyard of an Estate Lot, whether or not such fence is along the rear property line or within the backyard area of the Estate Lot shall be constructed using black wrought iron materials with an open design not to exceed four (4) feet in height in any location. Any such fence may never be painted or finished in any color except black, lighted in any manner and nothing may be hung from, attached to or displayed from the approved fence. Any such fence shall be joined to the approved wood fences to be constructed along the property lines of each lot contiguous to the subject Estate Lot.

All fencing designs, locations and specifications shall be subject to the review and approval/disapproval of the Architectural Review Committee in the same manner as any other improvement being constructed within The Vistas.

Election for No Fence:

Each Owner electing not to build a fence on an Estate Lot shall, at the request of the Association, identify and appropriately mark the corners of such Owner's lot to ensure no encroachment of any improvements within the common areas.

Notwithstanding that an Owner of an Estate Lot elects not to construct a fence on the common property line between the common area and such Owner's lot, the Owner may not disturb, improve in any way or exclusively occupy any portion of the common areas adjacent to such Owner's lot and recognizes that all unit Owners within The Vistas have rights to use such common areas.

EXHIBIT "A"

DESCRIPTION AND DEPICTION OF
ESTATE LOTS

Vista Ridge Unit 2B lots 11-21, 5 lots 1-12, and 6 lots 1-11.