



THE PONDS

MEMORANDUM OF RECORD

TO: Ponds Design Guidelines File
FROM: John Morgan
DATE: October 15, 2009
RE: Design Guidelines Addendum #1

Over the course of design submissions and evolution of market conditions, new technology and new products, The Ponds Design Review Board (DRB) has been given the right by covenant and by The Ponds Community Association Board of Directors to update and revise Ponds Design Guidelines from time to time. As a matter of record, I hereby submit the following revisions to The Ponds DRB file as Addendum #1 for attachment to distributed Design Guidelines and for placement on The Ponds website:

- (1) **Garages** - Residences in The Ponds may be allowed to have front-facing garage doors on garages attached to a residence at the discretion of the DRB providing the residence is not serviced by an alley.
- (2) **Ceiling Height** - Residents at The Ponds may have first floor ceiling heights 9 feet above the finished floor and 8 feet above the finished floor on the second story.
- (3) **Porches** - Exterior porches on residences at The Ponds may be allowed to have depths less than 8 feet as long as the DRB concludes that such porches are designed properly with regard to the overall context of the house.

Changes noted in this Addendum will be included in future printings of Ponds Design Guidelines.