



Policy ARB-02

FENCES POLICY

10 REFERENCE(S)

- CC&R, Article IV, Section 4.04, 4.08, 4.15.

2.0 PURPOSE

Based on the ARB's mandate (CC&R's Article IV, Section 4.03) to preserve the architectural and aesthetic appearance of the Development, any proposed alterations or additions to a resident's property must be compatible with the architectural characteristics of the owner's home, adjoining houses and the neighborhood setting. These considerations also apply to fences.

Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors and construction detail. Proposed alterations should relate favorably to the landscape, existing structure and the neighborhood. Color may be used to soften or intensify visual impact. Parts of any addition that are similar to the existing home should match in color and material.

30 POLICY

- 31** All fences shall be approved by the ARB prior to any installation activity.
- 32** In order to maintain the Community-Wide standard of openness, the preferred fences are to be black metal with a maximum height of six feet and a minimum of three feet. Styles should be square in shape, similar to wrought iron look. Fence post must be anchored in concrete.
- 33** Wooden and privacy fences may be approved for the immediate screening of garbage cans, yard equipment, for privacy; and must be painted to match the house.
- 34** Fences may not block views of the golf course or create safety hazards for vehicles.

4.0 RESPONSIBILITY FOR POLICY

The Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS

03/16/2017, Original Fences Policy, Board Motion 2017-25, effective July 1, 2017.

08/19/19, Amended Policy by Board Motion 2019-039, Revised wrought iron to black metal, Added privacy as allowable fence type, Effective September 16, 2019.