

Fencing: There are general requirements in order to install a fence:

- a. A request must be submitted to the Board for approval prior to installation.
- b. Fences must be a “Board on Board” design and shall be constructed with Western red cedar wood, one inch by six inch dimensional wood with four inch posts. In addition to Board approval, a City permit will be needed. The fence may not exceed four feet in height between adjoining lots, but along Huntley Road it may be up to six feet in height.
- c. A landscaping plan should also be submitted which complements adjoining homeowner’s landscaping.
- d. Fences cannot be constructed or installed on a portion of a lot identified as a “landscape easement” on the plat of survey for the lot or subdivision.
- e. Owners will be responsible for the maintenance of the fence.
- f. **Owners on lots 893, 899, 905, 911, 917, 923, 929, 1229 and 1235 have the option of installing a privacy fence along the backside of their property, as per the above mentioned specifications. Once installed, the owner is responsible for the maintenance and repairs of the fence. The fence must continue to be maintained by the homeowner and the homeowner cannot permanently remove a section of the fence and/or the entire fence.**

Sheds & Outbuildings as with other exterior changes require preapproval by the Board of Directors. Guidelines for submitting your requests are as follows:

- a. Size: The floor area may not exceed eight (8) by ten (10) feet. The height may not exceed nine (9) feet.

- b. Materials: A standard wood frame with vinyl siding similar to your home is required. The roofing material should also be similar to the color and texture of your home.
- c. Landscaping: A landscaping plan should also be submitted which is consistent with the landscaping of your home and that of your neighbors.

Satellite Dish/Antennas Installation: Generally, antennas are not allowed unless they comply with certain minimum requirements: They cannot exceed one meter in height, must be located to the back of the residence and may not be observable from the front of the lot. Please complete Exhibit E and submit to the Board via the Management Agent for review.

Basketball Hoop: The installation of a basketball hoop is permitted on the homeowners lot without an approval by the Association. Homeowners are cautioned to take reasonable steps to secure mobile basketball designs which can be blown over in high wind conditions. Also, the city will not allow an installation in the public right of way which is generally the area from the public walk to the curb.