

<p style="text-align:center"><b>VISTA RIDGE HOMEOWNERS ASSOCIATION</b> <b>POLICY RESOLUTION FOR THE INSTALLATION OF FENCES</b></p>
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WHEREAS, Article VIII, Section 8.14 of the Declaration of the Vista Ridge Estates Planned Community Homeowners Association (“Association”) provides that the Board of Directors has authority to approve or deny installation of fences and duty to ensure compliance with all Rules and Regulations adopted by the Association as well as all applicable Adams Township Ordinances.

WHEREAS, it has been noted that there is a direct need to further specify the requirements of fence alteration requests for lots throughout the Association within the standards generally prevailing at Vista Ridge Estates.

WHEREAS, The Board of Directors wishes to expand upon Article VIII, Section 8.14, to include specific terms regarding fences.

THEREFORE, BE IT RESOLVED that the following procedure shall be adhered to regarding the installation of fences within the Vista Ridge Estates Planned Community.

**I. Construction Requirements**

1. Fences at multiple properties that will conjoin or share a side will be considered for approval only if the neighboring owners have coordinated every aspect of the specifications and are in agreement on the project. These shared fences will only be considered for approval if the following requirements are met: both property owners agree to the same style, size, and height of fence; shared fence is run directly on the property line and the layout is agreed to by both parties; both parties install their fences within 90 days of each other; all conditions met prior to submission of alteration form.
2. Fences that will not be sharing a side with a neighboring fence will only be permitted to be installed 12” inside of the property line and no closer. The purpose of the requirement is to allow for proper maintenance to the outside of the fence. Additionally, it ensures that, if neighboring owners can not agree on the same fence specifications that would allow them to share a side, they can still both install fences that are inside at least 12” of the property line, creating a total of 24” between the two fence sides.
3. Fence sides must be constructed with straight perimeter lines, parallel to the property lines, without “bumpouts” or deviations around trees, for example.
4. The only permitted material for all fence installations occurring after the enactment of this resolution is black aluminum. The majority of the fences existing in the community at the time of creation of this policy are black aluminum and is therefore set as the “standard” for the community henceforth.

- a. If a property owner adjacent to a previously installed wood or vinyl fence would like to install a fence, required to be black aluminum, he or she will not be able to “tie-in” or share a wall with the existing fence, as the materials would be conflicting.
5. Fences are not permitted to exceed four feet (54”) in height.
6. Fences materials are only permitted to be vinyl or ornamental aluminum in nature. No wood or chain link fences are permitted.

## **II. Fence Construction Application Process**

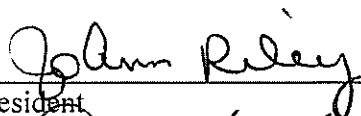
Drawings need to be submitted covering the following information:


- **Application-** The Alteration Request Form for a fence must be completed in its entirety and submitted with the site plan for consideration.
- **Site Plan-** This diagram will indicate the size of the existing lot (length and width), size and location of the existing primary residence and the measurements and location of the proposed fence. Please use the survey provided with the home as a basis for the site plan. If you do not have a survey, one can be obtained from Adam’s Township.

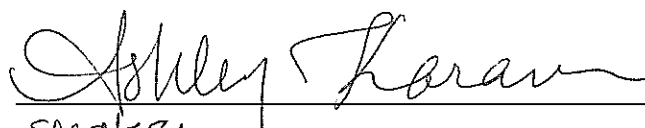
## **III. Fence Review Process**

- **Submission-** Once the above application is completed and the fence requirements are met, applications should be sent to the management company via email, fax or mail.
- **Review-** Applications are reviewed by the Board as they are received by the management company. Each application is checked to ensure that it meets the requirements as outlined above and is then submitted to the Board for review.
- **Response-** The Board will respond to applications based on the completeness of the application, the effects on the neighboring homes, after the site plan is reviewed, and other factors.
- **Approval-** Work cannot start until the request is approved by the Board.

Adopted this 8<sup>th</sup> day of November 2018

  
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President

  
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Vice President

  
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Secretary