

## **Village Oak (36 Oak) Homeowners Association Fence Policy**

The Board of Directors, acting as the Architectural Control Committee, adopted this fence policy on the 18th day of February 2021. The policy clarifies and outlines the procedures and details of additional fence construction within the Village Oak subdivision. This fence policy is the standard base from which all further amendments may, from time to time, be adopted or modified by the HOA Board of Directors.

- A. No fence or wall of any kind shall be constructed on a lot unless the plans and specifications, including the location, design, material and color thereof, have been approved in writing by the HOA Board prior to the construction/ installation. With any request for fence approval, information on location, design, materials etc. should be submitted in one entire package at least two weeks before a scheduled board meeting. The board will make every reasonable effort to issue a decision at that meeting.
  
- B. All fences shall be subject to the following restrictions:
  - 1. A homeowner may only construct a fence that encloses land that they own.
  
  - 2. Any enclosed area will continue to be maintained by the HOA and staff. Design provision must be made that allows ease of access for landscaping, utility work, irrigation and other such maintenance as may from time to time be required. The basic landscaping design shall remain the same unless the change is approved by the HOA Board.
  
  - 3. Fences shall not exceed four feet (4') in height. The general design of the fence will be vertical slats with horizontal rails. Pictures of example designs will be provided by the HOA Board upon request.
  
  - 4. All fences shall be constructed and maintained in good appearance and condition at the expense of the Owner of the lot on which they are located. All damaged fencing shall be repaired or replaced to original design, materials and color within a reasonable time after said damage occurs. The Board of Directors reserves the right to set forth the reasonable time in which repairs are to be made.
  
  - 5. No fence shall interfere with the use and enjoyment of any easement reserved in the Master Declaration of CC&Rs or shown on the recorded subdivision plat of the property.

6. New fences within the property shall be of sturdy design of such materials as steel, metal, aluminum and shall be black in color. Chain link type fencing is not allowed.
7. Variations in design requirements must have the approval of the HOA Board of Directors
8. Design and construction must be in compliance with fencing guidelines and policies as set forth by the City of Garden City for installation and construction of fences.
9. Wooden fences existing on the property as of this date, primarily but not exclusively on the perimeter of the property, should be maintained, repaired and/or replaced as necessary by similar materials and design. Additional wooden fencing, beyond what exists as of this date, is discouraged.
10. Deviations from this policy requires a variance from the HOA Board of Directors.