

**RESOLUTION OF THE ARCHITECTURAL COMMITTEE
OF
NOTTINGHAM FOREST SOUTH HOMES ASSOCIATION**

(Fence Design Policy)

WHEREAS, The Architectural Committee Nottingham Forest South Homes Association desires to promote and establish standards for architectural review of fences within the subdivision; and

WHEREAS, the Architectural Committee desires to establish these procedures in conformity with Section 14(c) of the Declaration of Restrictions for Nottingham Forest South Homes Association; and

WHEREAS, the Architectural Committee has the power and authority to effectuate the purpose of the Declaration of Restrictions to ensure, enhance and promote the high residential quality of Nottingham Forest South Subdivision; and

WHEREAS, Section 8 b(1) of the Declaration of Restrictions and the Second Amendment to the Declaration of Restrictions contain restriction for fences in the subdivision:

NOW THEREFORE, the Architectural Committee adopts the following guidelines and conditions that it intends to follow in making its decisions before approving any plans for installation of fences in the subdivision.

1. Before installing or replacing fences, the Owner must seek prior written approval of the Architectural Committee ("AC") and these guidelines shall control the AC's review of the Owner's application for replacement fencing.
2. In the event an owner requests approval to replace more than one-third of existing fencing materials when existing materials don't comply with these guidelines, the entire fence must be modified or replaced to comply with these guidelines. The intent is to prohibit an owner from replacing only a one-third of a non-compliant fence with compliant fencing materials.
3. The maximum height of all fences installed after March 10, 2000 shall be four feet. Any portion of fences installed before that date may not be replaced without compliance with this resolution and approved in writing by the AC.
4. The maximum height of a privacy screen for a pool or hot tub shall be six feet.

5. No stockade fences shall be approved.
6. Perimeter fences must be of the picket design with a minimum space of at least 50 percent the width of the picket used in the fence.
7. Fences shall be constructed on lot lines.
8. Privacy fences shall be as close as possible to the pool deck or hot tub, or a reasonable distance from the pool or hot tub as determined by the AC.
9. Fence posts must be on the inside of the fence or privacy screen.
10. All fences along Antioch and the private drive leading to the subdivision clubhouse must be wrought iron or similar style metal fence in black.
11. Fences must meet and connect to any existing fence or adjacent lots when fences are adjoined on adjacent lots, every attempt shall be made to match or blend designs and materials.
12. Only natural wood colored stain and shellacs shall be permitted on fences and privacy screens. No color paints or stains shall be permitted. Wrought iron and similar style metal fences shall be allowed if approved in writing by AC. Plastic, PVC or similar materials will not be allowed.
13. All fences must be constructed with the finished side out.
14. No chain link or similar fence shall be allowed.
15. No fence shall extend toward the front of the residence beyond the rear corners of the residence.
16. Fences and privacy screens must comply with applicable city ordinances.
17. All applications and approvals for fence installations must be in writing.

Signed:	<u>Barbara A. Russell</u> Chairman – Architectural Committee	<u>2/11/10</u> Date
Approved:	<u>[Signature]</u> President – Board of Directors	<u>2/11/10</u> Date

DOCS-396126.1