

RESOLUTION OF THE BOARD OF DIRECTORS OF FOUNTAIN HILLS HOMES ASSOCIATION

WHEREAS, the Fountain Hills Homeowners Association (“Association”) is responsible for governance and maintenance of the association community (“Community”); and

WHEREAS, the Association exists pursuant to applicable state laws and the Association’s governing documents; and

WHEREAS, the Association desires to encourage compliance with the Restrictions and Covenants; and

In addition, the Declaration of Restrictions authorize the Architectural Committee to establish in advance and change from time to time certain substantive guidelines and conditions that it intends to follow in make its decisions; and

WHEREAS, Fountain Hills Declarations of Restrictions provide that no change or alteration in exterior color scheme shall be made unless and until such change or alteration has been submitted to and approved in writing by the Architectural Committee; and

WHEREAS, the Association’s Architectural Committee wishes to adopt reasonable guidelines governing fence material, style, and colors;

NOW THEREFORE, let it be resolved that the Association’s Architectural Committee and Board of Directors have selected the following approved materials, style, and colors for fences:

Wood Fences:

- ✓ Cannot fence all the way to the ground; must be a minimum of 3” from ground surface due to surface drainage concerns.
- ✓ Must enclose entire backyard; cannot exclude items on your property such as utility boxes.
- ✓ Must be stair-stepped along the contour of the land;
- ✓ Fences shall be constructed with the finished side out;
- ✓ Wood fencing must be either natural sealed, stained Sherwin Williams Redwood #SW3501, stained Sherwin Williams Charwood #SW3542, stained Sherwin Williams Hill Country #SW3532, or an approved color by the ACC.
- ✓ Fence may be Shadow Box Style, Traditional Style, Board on Board Style, or another style approved by ACC.

Wrought Iron or Similar Fences:

Certain lot owners are only allowed to install wrought iron or similar style fences – see Deed Restrictions for specific information.

- ✓ Cannot fence all the way to the ground; must be a minimum of 3" from ground surface due to surface drainage concerns.
- ✓ Must enclose entire backyard; cannot exclude items on your property such as utility boxes.
- ✓ Wrought iron must be stair-stepped along the contour of the land;
- ✓ Must be Black, either pre-cast or painted Sherwin Williams-Black Forest #SW2238 or Sherwin Williams Black of Night SW6993.
- ✓ Fence should be 3 line smooth-top 2x2 posts with dome tops.
- ✓ Should be vertical and horizontal with stair-step on hills.

Composite Fences:

- ✓ Cannot fence all the way to the ground; must be a minimum of 3" from ground surface due to surface drainage concerns.
- ✓ Must enclose entire backyard; cannot exclude items on your property such as utility boxes.
- ✓ Must be stair-stepped along the contour of the land;
- ✓ Fences shall be constructed with the finished side out;
- ✓ Composite fencing color must be either Woodland Brown, Redwood or an approved color by the ACC.
- ✓ Fence may be Shadow Box Style, Traditional Style, Board on Board Style, or another style approved by ACC.

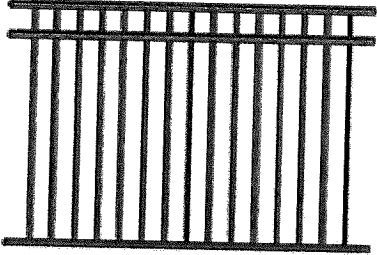
All walls, fences, planters and hedges shall be controlled strictly for compliance with the general intent and the specific requirements of the declaration and ACC guidelines. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street boundary lines or in the case of a rounded property corner, from the intersection of the street boundary lines extended. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street boundary line with the edge of a driveway or alley pavement

No chain link fence shall be erected unless approved by ACC. All fences shall be constructed with the finished side out. No fence shall extend toward the front of the unit beyond the rear corners of the unit. No fence, wall or hedge shall be erected or maintained on any Lot which shall exceed six feet in height. All fences, walls or hedges must comply with zoning laws and building codes of city. No fence, wall or hedge shall be erected or maintained on any lot nearer to the street than the building setback lines for the front and side yards as reflected in the plat or by governmental authorities. No fence shall extend toward the front of the Unit beyond the rear corners of the unit.

Permitted Iron Fence Styles:



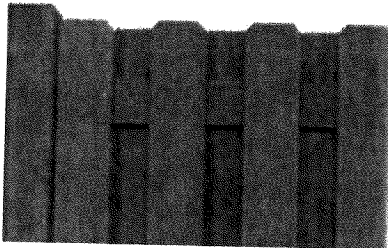
Flat Top



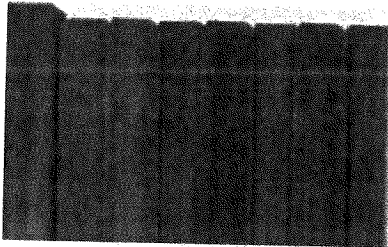
Flat Top with Flush Bottom

Permitted Wood and Composite Fence Styles:

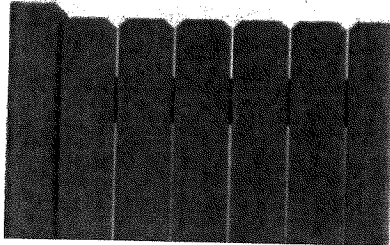
Shadow Box
(semi-private)



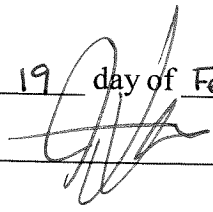
Board on Board
(private)



Traditional
(semi-private)



Adopted by the Board of Directors this 19 day of February 2018.



President – Board of Directors
Printed Name: Javier Velasquez

N/A

Secretary – Board of Directors
Printed Name: N/A