

Summer Glen HOA

HOA Common Fence Policy

BE IT RESOLVED, the Association hereby adopts the following procedures to be followed for the maintenance of exterior, Common fencing.

1. Scope:

To adopt a procedure for the maintenance of exterior, Common fences located in the Association.

2. Specifics:

The HOA shall maintain the exterior, Common fence that surrounds the Common irrigation pumphouse. This is the only exterior, Common fence located in the Association.

The exterior fence along the eastern perimeter of the Association does not belong to the HOA and is not held in Common with the Members. Instead, the eastern fence is located within the building envelopes of the individual unit Owners; meaning, the fence is privately owned by the Owners' units that back to it. Each Owner shall be responsible for maintaining the portion of their fence, located within their building envelope.

If an Owner wants to remove and replace their portion of fence, they must submit a request to the Architectural Control Committee prior to beginning. Any replacement fence shall be composed of cedar wood or similar, water resistant material product. The fence shall be constructed with 4" x 4" posts, eight (8) feet apart, cemented into the ground; three (3) horizontal rails; and wooden slats no more than six (6) feet high.

A permit with the city must be obtained prior to commencement of construction.

The Association is not liable for damages to persons or property for any exterior fences not held in Common by the Members of the Association. Each Owner of their portion of exterior fence located on their lot is solely responsible for the upkeep and maintenance of said exterior fences.

President or Manager's Certification: The undersigned, being the President or Managing Agent of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

Summer Glen Home Owners' Association

Mark Shoberg Bray HOA Manager
_ **President or Managing Agent**

Effective Date: January 5, 2021