

OAKMONT HEIGHTS HOMEOWNER ASSOCIATION, INC.

RESOLUTION OF THE BOARD OF DIRECTORS

Resolution Number 2022-01

Dated March 24, 2022


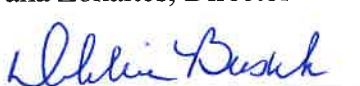
The Board has received several requests for permission to construct fences and thus enclose a part of a unit's rear yard. The board wishes to allow fences, but wishes to set specific guidelines and specifications for such fences.

The Oakmont Heights Homeowners Association ("the Association"), at a meeting conducted by email of the Association's Board of Directors ("Board") held on or about March 24, 2022 in accordance with the Declaration, voted on the following resolution(s):

RESOLVED, The following rules and regulations apply to fences:

1. **Fences:** Notwithstanding any language to the contrary contained within the Declaration, fences are permitted within the Planned Community and are subject to the following:
2. Fences made of PVC, vinyl, powder coated aluminum, wrought iron, pressure treated and painted wood, and the like are allowed subject to the additional requirements herein.
3. No chain link (a/k/a cyclone or hurricane) fences, temporary fences, wood split rail fences, nor galvanized fences of any kind are allowed for any fence or garden fence. Barbed wire, razor wire and similar fencing is prohibited.
4. Picket fences that are at least 70 percent open and up to four feet tall are allowed subject to the additional requirements herein. All such fences must be at least one foot from all property lines.
5. Solid panel fences up to five feet tall are allowed. Solid panel fences must be located at least five feet from any side lot line. Solid panel fences must be a minimum of 20 feet behind the front building setback line along the primary street and one foot behind the building line on corner streets and are subject to the additional requirements herein.
6. Invisible underground fences are allowed. No approvals from the Board are necessary.
7. Garden fences that are to the rear of the unit and do not project beyond the home on either side are allowed and may be constructed to surround gardens and may be up to three (3) feet high. Garden fences may enclose up to 200 square feet of area and must be at least seventy percent (70%) open. No approvals from the Board are necessary.
8. Any enclosed fenced area must have at least one gate three feet wide or wider to provide access directly from a street.

9. The property owner is responsible to maintain any fence along with the area contained within any fence, without reduction in the HOA assessment.
10. One white vinyl privacy screen fence not exceeding six (6) feet high and fifteen (15') long may be erected on any unit providing it is to the rear of the Unit end and does not project beyond the home on either side.
11. All fences except invisible fences and garden fences require and are subject to prior approval of the Board and are subject to all municipal requirements and may require a Building Permit from the local municipality. A survey or plot plan of the property showing the building and proposed fence must be included in the request for approval.
12. The Board by unanimous vote, and with the consent of the Declarant, may consider and grant variances from the within fence section.

	In Favor	Opposed	Abstain	Date
 Frank R., Zokaites, Director	<u> X </u>	<u> </u>	<u> </u>	<u> 3/24/22 </u>
<u> /s/ danazokaites </u> <u> 3/24/22 </u> Dana Zokaites, Director	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
 Debbie Bushik, Director	<u> X </u>	<u> </u>	<u> </u>	<u> 3/24/22 </u>

The within resolution is hereby approved/rejected.