

Lakeland Village Homeowners Association, Inc.

**Resolution No. 2017 – 2
Fencing Guidelines**

WHEREAS, Article VII, Section 7.10 of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) authorizes the Association to enforce the covenants contained in the Declaration;

WHEREAS, Article III, Section 3.3 (f) of the Association Bylaws establishes that the Board of Directors (Board) is responsible to enforce the provisions of the declaration, including architectural control standards of the Lakeland Village Community;

WHEREAS, Article IV, Section 4.16 of the Association Declaration of Covenants, Conditions and Restrictions (CC&Rs) authorizes the Association to regulate fencing in the subdivision.

WHEREAS, the Board has is now establishing a procedure to better define fencing guidelines in the subdivision.

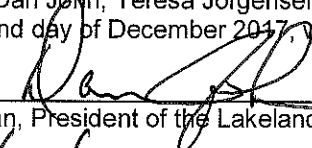
BE IT RESOLVED THAT, in order to maintain the open, spacious, and natural appearance of the subdivision, the following guidelines for fence installation or replacement are hereby adopted.

- Proposed fencing material must be metal. *
- Proposed fencing material must be dark green, black, or dark brown in color. *
- Proposed fencing must be between 3' and 5' in height. *
- Propose fencing must include spacing of fence rungs at a minimum of 3" and a maximum of 5".*

The Architectural Control Committee will consider exceptions to these guidelines if an owner can reasonably prove that an alternative proposal is in the best interest of the Lakeland Village community (and particularly surrounding neighbors).

* Fences existing at the time of adoption of this resolution may be repaired and/or replaced with materials similar to those of the existing construction. All proposed fence replacement/repairs must be reviewed by the Architectural Control Committee.

The undersigned certifies that each is a duly elected Director of the Corporation, and that the above is a true and correct representation of the desires of the Lakeland Village Homeowners Association Board of Directors, and that Brent Flock, Dan John, Teresa Jorgensen, Jim Phillips, Shannon Rose, and Sandra Sweet cast his/her vote on the 2nd day of December 2017, when said Resolution was adopted.

Subscribed and attested to by 
Dan John, President of the Lakeland Village Homeowners Association

11/17/18
Date