

AERC FENCE CRITERIA

Date: May 14, 2013

The Architectural and Environmental Review Board (A.E.R.C.) is submitting the following Fence Criteria to the Board for their approval. The purpose of the criteria is to clarify and better define the existing Association By-Laws Article XVI. RULES AND REGULATIONS, Section 3. (a) (4), paragraph 2, concerning the construction and type of fences allowed in the Park.

General

The existing Association By-Laws, Article XVI. RULES AND REGULATIONS, Section 3. (a) (4), paragraph 2 state “ *There is prohibited the construction and maintenance of fences, hedges over 48” tall used to define the perimeter of a Unit, and radio and TV antennas, including satellite dish type, on the Units, without approval by the Architectural and Environmental Review Board.* ”

Fence, Hedge Criteria

1. Location:

a) All fences, hedges on the rear and sides of the Unit must be constructed on the Owners side of the Property line.

Note: Any fence, hedge etc. constructed on the Property may have to be removed (and if replaced) at owner’s expense to gain access to the Utilities.

2. Types of Fences:

A. Listed below are some of the types of Fences that are allowed.

- 1) Wood, Plastic or composite material vertical Picket/slat
- 2) Wood, Plastic or composite material horizontal rail/slat
- 3) Wood, Plastic or composite material lattice
- 4) Wood, Plastic or composite material Post & Rail
- 5) Wood, Plastic or composite material Solid Board/Panel
- 6) Rope Post & Rail
- 7) Aluminum (Black, White or Brown)

B. The following types of Fences are not allowed.

- 1) Chain link
- 2) Barbed, razor or any type wire fence
- 3) Concrete or brick wall

3. Gates:

Fences or Hedges around the perimeter of the Unit can fully enclose the Unit providing that there is an unlocked gate within (3) three feet to provide access to the Utilities.

Note:

1. The enclosed area can not be used as an animal pen.
2. There is the 48' height limitation in the By-Laws, Article XVI, 3. (a), 4. at paragraph 2.

4. Utility Access:

- a) All Utilities (i.e.: Electric meter, Water & Sewer connections, Sewer cleanout, telephone and Cable terminus) must have a minimum of a three (3) foot diameter clear area in front of them.
- b) There must also be an unrestricted path to and from them for maintenance access.

5. Privacy Fence:

Privacy Fence may be constructed to the following criteria.

- a) The Privacy fence can not be taller than six (6) feet high
Maximum (43) forty three lineal feet can be connected together. There must be an opening or gate within 3 feet of the electric meter. Any fence or hedges that are between the individual fence cannot be over four (4) feet high.
- b) The fence (s) can only be placed on the sides or rear of the Unit. They can not be on the front (road side) of the Unit. Fence must be placed a minimum of two feet back from front of recreational vehicle if running parallel with the road.
- c) The fence (s) can be constructed on the owners side of the Property line. They can not be blocking access to the Utilities.

Note: Any Privacy fence constructed on the Property may have to be removed (and if replaced) at owner's expense to gain access to the Utilities.

Respectfully Submitted,

James Botsacos, AERC Chairman

Copies:

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Clarcona Resort Condominium Association Inc.

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