

**BURNT STORE LAKES  
PROPERTY OWNER'S ASSOCIATION, INC.  
POLICY/PROCEDURE STATEMENT**

**FENCE AND ENCLOSURE SHIELD POLICY**

**Purpose:** To establish a policy and procedure for enforcement of Section 9. WALLS

**Scope:** Deed Restrictions, Section 9, states, "No walls, hedge or fence shall be constructed along or adjacent to the side or rear lot lines on any of the aforementioned property with a height of more than 3 feet above the ground level unless the placement character, form and size of said wall, fence or hedge be first approved in writing by the Grantor..."

1. Property Owners Association must receive approval for all perimeter fencing. All fencing around the perimeter of the property is recommended to be placed at either the 6' side set back or the 10' rear public utility easement, but no less than 36 inches inside the property line in order to enable property landscaping and maintenance thereof. Landscaping around the perimeter of the fencing is required. All measures must be taken to avoid interference with drainage. Property Owners must submit requests (including waivers) in writing to the Architectural Review Committee (ARC). The request must include a planned layout and the materials to be used along with the application fee. Note: Chain link fences of any design, or type of weave, structure, or composition shall not be allowed. The ARC will review the request and submits its recommendation to the Board of Directors for consideration. The final decision rests with the Board of Directors.
2. Requests for equipment shielding around air conditioning, pool, and/or spa equipment or trash cans in excess of three feet must be first submitted to the ARC for review. ARC will consider equipment shielding under the following conditions:
  - a. The height of the equipment shielding must be no higher than 6 inches above the top of the equipment or no higher than 6 feet for trash can shields.
  - b. Trash can shielding must be set back at least 3 feet from the front elevation of the house, must be within the 5-1/2 foot requirement as for fencing and cannot extend more than 12 feet from front to back. Specifications for trash can shielding may not exceed a maximum 12' L X 5' W x 6' H. The equipment shielding must be open on one side—no full shielding or gates are permitted except in cases where the opening faces the street, a 4' solid access gate is allowed.
  - c. The equipment shielding is solely intended to block the view of mechanical equipment attached to the residence and/or trash cans and not other items usually stored within a garage or attached shed. ARC will submit its recommendation to the Board of Directors for consideration. The final decision rests with the Board of Directors.

3. ALL fencing and equipment shielding must be properly landscaped **and the color must be compatible with house colors** in order to improve the aesthetics of same.
4. The ARC will conduct a review of the property and plan at the time of the request. The area under consideration shall be staked or otherwise marked so as to clearly indicate the perimeter. The ARC shall conduct a review once the project is complete.

Adopted: March 1, 2005

Amended: April 4, 2006

Amended: October 13, 2009

Amended: April 9, 2010

Corrected January 7, 2013 (Section 1)

Amended: November 15, 2016