

**WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS**

Resolution Number: 24

Resolution Title: Fences

Date of Board Approval: June 13, 2017

Effective Date: June 13, 2017

Revision Date: NA

Authority: Amended Declaration of Covenants, Conditions and Restrictions, Article 7, Paragraph 7.26, Walls or Fences.

Statement of Resolution:

Objective: The purpose of a Community-Wide standard for fences, regardless of construction material, is to ensure they are constructed and maintained in a manner so as to preserve the appearance and reputation of Wynlakes as a premier community.

General Guidelines for new or existing fences:

- Chainlike or wire fences are not allowed.
- Fences cannot exceed six feet in height; however, partial repair of a previously approved fence that exceeds 6 feet in height is permitted in lieu of total replacement. New fences can exceed 6 feet if, in the opinion of the Modifications Committee, terrain, safety, pollution (light or noise), sight lines, or aesthetics justify a variance.
- Any fencing other than shadow box ("good neighbor") will be constructed with the "smooth side" facing outward from the property.
- When fences of two separate heights adjoin, at least one transitional panel will be used to join the two sections so as to avoid an abrupt change in height where the fences meet.
- Fences facing the Golf Course and abutting lakefronts cannot exceed four feet in height and must have a minimum of 50% open area.
- All fences must be repaired or replaced, partially or totally, as needed.
- Fences must be uniform to include design and color. If only part of a fence is replaced, the replaced section must be stained or painted to match the remaining portion of the fences as closely as possible.
- Fences must be kept in a near vertical condition. Noticeable leaning (more than 3 degrees) must be corrected to vertical including anchoring posts and masonry pillars.

- Wooden Fences: Signs of structural deterioration include but are not limited to: loose/missing nails or screws, missing/split boards, in whole or in part, warped boards, sections separated from anchoring posts, and rotten boards.
- Metal - PVC - Vinyl - Plastic Fences: Repair or replace rusted areas and/or areas of oxidization. Paint metal fences, as required. Fence must remain structurally sound to include proper anchoring.
- Masonry-EFFIS Fences: Repair cracks; keep free of mold and clean. If originally painted, repaint as needed to keep wall or fence attractive.

Approval Process for new or altered fences: The Wynlakes HOA Modifications Committee (MC) is the approval authority for any alterations to the exterior of Wynlakes properties. This includes constructing new fences or altering existing fences, including total or partial removal. Only after submitting an Application for Site Improvement to the MC and ***obtaining all necessary approvals, which may include city and/or utility company permits***, may construction/alteration begin. ***The MC will provide residents with all necessary guidelines for new fence construction.*** Any changes to the approved plans must also be resubmitted and approved by the MC.

Homeowner Responsibilities: All ***new fences*** must be installed on the homeowner's property, which includes applicable easements. If necessary, surveys should be done to establish property lines. Should a valid complaint be made regarding intrusion into a neighbor's property the fence will be considered a deviation from the approved plan and be required to be appropriately realigned. All ***existing fences*** must be structurally sound and maintained in appearance as close as possible to the original construction. When that is no longer possible due to structural deterioration, the fence, or appropriate sections thereof, must be replaced or repaired. The standards for replacement and/or repair are listed above.

Shared fences: Fences clearly constructed on a property line by the developer or by the cooperative efforts and finances of two or more homeowners are considered to be owned in common by the affected landowners. The standards for maintaining these fences are the same as those for fences solely owned. When maintenance is required to maintain the HOA standards, the respective owners must share the expense proportional to the benefit received.

APPROVED by the Board of Directors this 13th day of June 2017.

ATTESTED: Gary Oos, President, Wynlakes HOA BOD

WITNESSED: Christy Fletcher, Secretary, Wynlakes HOA BOD