

**EASTON COMMONS HOMEOWNERS ASSOCIATION, INC.**

**POLICY RESOLUTION: FENCE STANDARDS**

**WHEREAS** the Declaration of Covenants, Conditions and Restrictions sets forth the use restrictions on lots within Easton Commons and;

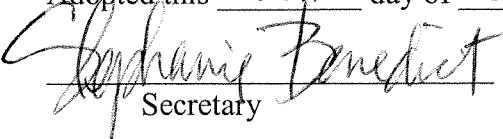
**WHEREAS** the Declaration of Covenants, Conditions and Restrictions grants to the Architectural Control Committee the authority to approve deviations in the restrictions when such deviation will result in a more common beneficial use and;

**WHEREAS** the Board of Directors desires to approve the recommendation of the Architectural Control Committee to require fences to be a total of 6 feet, 6 inches high with a six inch rot board or 8 feet high, including a six inch rot board, where a property adjoins the outer perimeter of Easton Commons Homeowners Association;

**NOW THEREFORE BE IT RESOLVED** that the following standards for fences are hereby established:

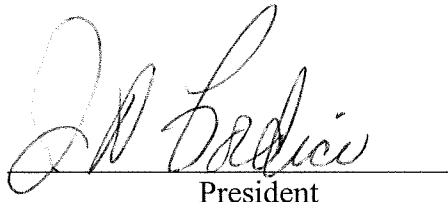
- 1 Fences must be constructed of cedar or treated lumber.
- 2 Side and rear fences must be 6 feet, 6 inches high, including a six inch rot board. Pickets will be considered for approval at widths from four to six inches.
- 3 Lots on the perimeter of the community must use an eight foot fence on the portion of their lots facing the perimeter. (Perimeter is defined as facing non-Easton Commons property.)
- 4 These standards apply to any new fence and any replacement fence to be constructed on a lot after the date of this Policy Resolution.
- 5 Breezeway fences may be retained at their existing shorter height.
- 6 As with all exterior changes, homeowners must submit an application and obtain written approval of the Architectural Control Committee before commencing construction.

Adopted this 6TH day of OCTOBER, 2005

  
Secretary

ATTEST:

10/6/05  
Date

  
President