

RULES & REGULATIONS from the Board of Directors

Fences in the East Bay Village RCA Community February 5, 2019

Pursuant to the authority granted to it by Articles IV, V, VII, and VIII, of the Declaration of Covenants, Conditions, and Restrictions for Villa Danielle (East Bay Village) (as amended), as of this date, the Board of Directors (the "Board") duly implements the following Rule as its policy for building and maintaining fences on all Parcels located in East Bay Village subject to its governance.

1. Definitions

- a. Fences between two Parcels ("Side Fences") are optional; and
- b. Fences along the back lot-line of each Parcel ("Back Fences") are required, and are not optional. Back Fences must be in place.

2. Owners are responsible to maintain all fences on their properties.

3. Back Fences

Back Fences must be six foot (6') high 'dog ear' style privacy fences constructed of wooden boards approximately six inches (6") wide with no gaps between boards. Each may include a three foot (3 ') wide entrance gate of the same height and style, subject to Board prior approval. Back Fences may be stained any natural wood stain color, but shall not be painted.

4. Side Fences

Side Fences must be four foot (4') high 'shadowbox' style privacy fences constructed of wooden boards approximately 6 inches wide. Each Side Fence must have a three foot (3 ') wide gate with an "easy operating" hinge to allow lawn mowers access to the back yard. Side Fences may be stained any natural wood stain color, but shall not be painted.

5. Maintenance

Pursuant to the Declaration Article V, Section 2, owners must maintain all Fences on their Parcels in good repair. The Board has the authority to inspect Fences and report any maintenance deficiencies to the owner(s). The owner(s) shall promptly correct any maintenance deficiencies upon notice from the Board. If any owner fails to do so within forty-five (45) days of Notice, the Board shall correct the deficiencies, and levy a Special Unit Assessment upon the Parcel for the repair