

**BURNT STORE LAKES
PROPERTY OWNERS' ASSOCIATION, INC.**

POLICY / PROCEDURE STATEMENT

FENCE AND ENCLOSURE SHIELD POLICY

Purpose: To establish a policy and procedure for enforcement of Deed restrictions, Section 9. WALLS, and Section 13. GARBAGE CONTAINERS.

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..."

Deed Restrictions, Section 13 states, "All garbage or trash containers, oil tanks or bottled gas tanks must be underground or placed in walled-in areas so that they shall not be visible from the adjoining properties."

1. The Burnt Store Lakes Property Owners Association Board of Directors must approve all perimeter fencing of three feet. **All fencing around the perimeter of the property must be a minimum of 36" inside the property line in order to enable proper landscaping and maintenance thereof.** Property Owners must submit their request for fencing 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. The ARC will review the request and submit 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 or spa equipment, or trash cans **in excess of three feet** must be submitted in writing to the ARC for review. The request must include a planned layout and the materials to be used (no application fee). ARC will submit its recommendation to the Board of Directors for consideration. The final decision rests with the Board of Directors. The equipment and trash receptacle 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.
 - a. ARC will consider **equipment shielding** under the following conditions:

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. ARC will consider **trash can shielding** under the following conditions:

Trash can shielding must be set back at least **3 feet from** the front side of the house and cannot extend more than **8 feet from front to back**. Specifications for trash can shielding may not exceed a maximum **8 feet long x 5 feet wide x 6 feet high**. The equipment shielding must be open on one end—no full shielding or gates are permitted except in cases where the opening faces the street, a **4-foot** solid access gate is allowed.

- 4. **ALL** fencing, equipment and trash can shielding must be properly landscaped **and the color must be compatible with house colors** in order to improve aesthetics of same.

Policy #13 – Fence and Enclosure Shield Policy
Adopted: March 1, 2005
Amended: April 4, 2006
Amended: November 3, 2009