

**THE HOMESTEAD AT CARROLLTON, PHASE I
HOMEOWNERS' ASSOCIATION, INC.**
(the "Association")

ARCHITECTURAL STANDARDS BULLETIN 4.5-8 FENCE POSTS ON WOOD FENCES

WHEREAS, pursuant to Article Four, Section 4.5 of the Declaration of Covenants, Conditions and Restrictions for The Homestead at Carrollton, Phase I (the "Declaration"), the Architectural Control Committee (the "Committee") for the Association is authorized to publish and promulgate bulletins regarding architectural standards which shall be fair, reasonable and uniformly applied; and

WHEREAS, Section 3.11 of the DCCRs states: "Any fence or portion thereof that faces a public street shall be so constructed so that all structural members and posts will be on the side of the fence away from the street so that they are not visible from any public right-of-way."

WHEREAS, the Committee agrees that the original intention of these rules was that the alley was also a public right-of way, and no fence posts of any type of material, on any side of the fence, should face out and be visible on any side of a wooden fence facing a public right-of-way;

WHEREAS, the Committee, with the unanimous consent of the Board of Directors of the Association (the "Board"), has approved the following standard regarding wood fence posts and how compliance is to be interpreted and applied;

NOW, THEREFORE, the Committee and the Board have adopted the following standard which will clarify Section 3.11 of the Declaration as it relates to wood fence posts:

On any "New" wood fence, effective the filing date of this bulletin, the fence posts, no matter what material they are made of (e.g., wood, steel), shall not be visible outside the homeowner's yard. In other words, all fence posts must face into the yard. In the cases where neighbors share a fence, the placement of the posts it is up to the two residents. If there is no fence next door to hide fence posts outside, the fence posts must face inside the yard. If some sides of a homeowner's fence are not wood or are open and the interior steel posts are visible, these posts must be wrapped/boxed so they will not be visible. ACC request must be submitted and approved prior to any homeowner replacing any portion of the homes fencing.

IT IS HEREBY RESOLVED that this Architectural Standards Bulletin is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

Date: _____

ARCHITECTURAL CONTROL COMMITTEE

HOA BOARD OF DIRECTORS CONCURRENCE
