

HIDDEN HILLS COMMUNITY ASSOCIATION

RULES AND REGULATIONS

Adopted: July 27, 2016

FENCE GUIDELINES:

Resolution to revise the guidelines and procedures currently in place relative to the construction of fences in the Hidden Hills Community.

Resolution:

The Board and Architectural Review Committee (ARC) will use the following guidelines relative to fences when considering "permission" pursuant to paragraph 2.8 of the Covenants and Restrictions with the purpose of maintaining an open environment appreciative of our tree canopy and to restrict blocking of views.

1. The use of new or replacement fences throughout the Hidden Hills Community shall be subject to the prior approval of the ARC and the board of directors.
2. The only type of fences allowed in the community are as follows:
 - a. Natural wood
 - b. Black, bronze or brown aluminum
 - c. No fence shall exceed six feet (6') in height from the natural surface of the ground
 - d. Fence color shall match the house exterior or be natural unpainted or unstained wood
3. Fences on lots bordering the lake are not allowed.
4. Fencing in front yards is not allowed.
5. No fencing is allowed forward of the rear corner of the house.
6. Fences must be landscaped so as to minimize view from the street. Fences approved for dwellings on corner lots must also be landscaped on the additional street side.
7. All structural supports are to be on the inside of the fence facing the lot's interior.
8. All present fences at the time of replacement will be required to conform to these rules.
9. In any instance where these guidelines are in conflict with any state or city/county statute or regulation, said statute or regulation shall take preference.

All requests to the Architectural Review Committee

- Must be in writing using the *ARC Review of Plans Form*
- Include a drawing showing the location of the dwelling and proposed fence relative to the property lines of the lot in question. Said drawing must show the distance measured in feet from the proposed fence to the property line.

If approved, a copy of the written request and the drawing will be returned to the owner, noting written approval by the Board and Committee on each. The original will be retained in the Association's records.