

## One Club House Lane South Association

### ARC Fence Guidelines – Adopted at Board Meeting June, 10, 2015

All screen fences shall be of the uniform design (see attached example). The fence design has a similar appearance from either side and will normally be installed with the 2X4 nailers facing your lot and the 1X4 cedar trim facing the street and neighboring properties. On corner lots the side street fencing may be installed no closer than 5' to the side street Lot Line or 10' from the sidewalk. Landscape screening must be installed and maintained in the planting strip between the fence and the street. All exterior fencing visible from the street or boulevard must be painted the standard OCHL fence color (Parker 5325M Wharf— or something similar looking, for example Behr Premium Plus Exterior Flat Base: 4400, flat, matte – use a chip to match at paint store). Alternate fence colors may be approved if they are chosen from a palette based on muted neutral earth tones, including off-whites, creams, beiges, tans and warm grays. Alternate fence colors (for example to match house) must be (acknowledged with signatures on the ARC Form by the immediate neighbors who have either a direct line of sight and/or all adjoining property owners. An alternate fence color must have final approval of the Architectural Review Committee. Painting of all fence surfaces (for example inside & back) is encouraged but not required. See exhibits C, D and E.

Alternate fence materials (for example metal) and/or designs (such as gates and/or arbors) (not meeting exhibits C, D or E) may be approved. Drawings and/or illustrations showing design of proposed fence must be included with the ARC request form. Alternate fence materials and/or designs must be (acknowledged with signatures on the ARC Form by all neighbors on both sides of the street who have either a direct line of sight and/or all adjoining property owners. Alternate fence materials and/or designs must have final approval of the Architectural Review Committee.

Fencing materials that will not be approved by the ARC but not inclusive of shall be: vinyl, polycarbonates, plastics and other composite materials.

Any fencing materials reviewed by the ARC must be a minimum distance of ten (10) feet from the door of the transformer and three (3) feet from the other sides of the transformer. PUD guidelines may change from time to time. Owners are responsible to obtain any permits if necessary and follow local municipal laws.

The foregoing fencing guidelines were adopted by the Board of Directors on June, 10, 2015.

A handwritten signature in black ink, appearing to read "Jeffrey S. Danta", written over a horizontal line.

Jeffrey S. Danta  
Secretary