

FENCE GUIDELINES

Pursuant to the Master Declaration of Covenants and Restrictions (“Covenants”) of Bear Creek Estates, fence construction is prohibited. Power and authority to grant exceptions to this covenant is given to the Trustees per Section B. Land Use, subparagraph 3. Requests for exceptions may be made to the Trustees in writing. Fences may only be constructed **after** written approval is returned from the Trustees and Covenants and Restrictions Committee.

The following criteria is provided as a means to communicate the general principles in which exceptions may be made. These guidelines are not intended to be a complete nor exhaustive list, but rather an example of criteria that will be considered. The Trustees will approve or disapprove each petition on its individual merit and circumstances.

Golf Course Lots

- No Fences shall be constructed on lots bordering the golf course.
- Exception: Immediate area around Pools may be fenced with wrought iron.

Interior Lots

- Fences shall be constructed of white vinyl or black wrought iron (maintenance free).
- Fences shall not obstruct the view of neighboring lots. (Privacy fences will not be allowed. Picket style only)
- Fences shall be of uniform height not to exceed 4 feet.
- Fences shall not be constructed in the front or side lawn of the lot.
- Fences shall not be constructed in a manner that borders the front or side lawn of neighboring houses.
- Fences shall be constructed in a manner that presents the most visually appealing side to the neighboring lots.

This list was enlisted by the Trustees at the meeting of April 22, 2002.

Final approval was given on April 29, 2002 - Signatures of Trustee Below
