

CAUGHLIN RANCH ARCHITECTURAL CONTROL COMMITTEE
REVISED FENCE GUIDELINES – EFFECTIVE JULY 6, 2015

WHEREAS, Article V, Section 1 of the Caughlin Ranch Homeowners Association (Association) First Restated Bylaws states that "...all corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation shall be controlled by, the Board of Directors."

WHEREAS, Article V, Section 1 (third paragraph) of the Association's First Restated Bylaws grants the Board of Directors the authority "To conduct, manage and control the affairs and business of the corporation, and to make such rules and regulations not inconsistent with law, with the Articles of Incorporation or the Bylaws, as they may deem best."

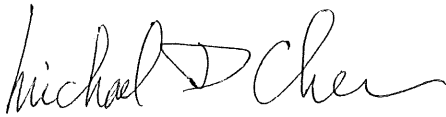
NOW THEREFORE, BE IT RESOLVED THAT the following FENCE GUIDELINES are established and applicable to all members of the association:

1. Unless specifically restated in a supplemental declaration, the following general fencing guidelines shall apply.
2. All fence and wall installations shall be pre-approved in writing by the Caughlin Ranch Architectural Control Committee (ACC) prior to installation.
3. Detailed plans, including a plot map, showing the location, set-backs, materials, height, etc. are required for ACC review and approval consideration.
4. Receipt of city and/or county approval shall not override ACC approval or its guidelines.
5. All property lines from single family dwelling houses to the street shall be kept free and open.
6. There shall be no fences or walls surrounding multiple family dwellings without written approval from the ACC prior to installation.
7. There shall be no fences or walls over five (5) feet in height anywhere within the development without written approval from the ACC prior to installation.
8. There shall be no chain link, woven wire, or any type of wire fence with the exception of backyard pet enclosures and swimming pools as approved in writing prior to installation by the ACC for security or safety purposes.
9. Black vinyl coated wire containment fencing (1" x 1" or 1" x 2") may be installed inside a split rail fence in order to prevent small children and animals from escaping with written approval from the ACC prior to installation. The wire fencing shall not exceed the height of the top horizontal railing.
10. Nothing herein contained shall prevent necessary erection of retaining walls required by topography and approved by the Committee.
11. Fences shall be kept in good condition at all times. Damaged, split, broken, missing, or hinging boards, posts, etc. shall be promptly repaired. Fences subject to sun and water damage should be treated each spring as soon as outdoor temperatures allow for painting and/or staining. Perimeter sub-division fences shall be treated in a consistent manner throughout.

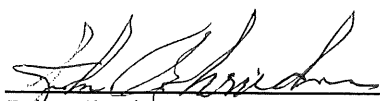
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REVISED FENCE GUIDELINES

12. Fences may be repaired, painted or stained in order to restore them to their original condition. Any changes, including but not limited to paint and stain color, shall be pre-approved in writing by the ACC.
13. Homeowners, who have a fence in disrepair after having been sent written notice to repair and/or replace the fence, shall be subject to the Administrative Rules and Fine Structure which shall result in a notice to attend a violation hearing.
14. If the homeowner fails to repair and/or replace the fence by the required date identified in the Hearing Notice letter, the Association may, but is not required to have the repairs completed by a licensed and insured contractor; all associated costs shall be charged back to the homeowner including a 15% administrative surcharge which shall be added to the contractor's invoice. The charges shall become a lien on the homeowner's property and may be enforced as such by the Association.
15. Fences and/or walls that mark the boundary of one (1) property owner with that of another property owner is the joint responsibility of both property owners to maintain and shall be a coordinated effort between both property owners.
16. Fences and/or walls that mark the boundary from one (1) property owner with that of common area is the sole responsibility of the property owner to maintain.
17. Fences and/or walls that abut common area on both sides are the sole responsibility of the Association to maintain.
18. Fence rollers and any other similar apparatus that is intended to be attached to the top of a fence or wall, shall not be permitted anywhere in the community without the express written approval of the Committee.

Revised by the Caughlin Ranch Board of Directors at a duly noticed meeting on May 20, 2015.



Michael D. Chern, President



John Sheridan, Secretary