

**SYMPHONY BAY HOMEOWNERS ASSOCIATION,
INC.
RULES AND REGULATIONS
ADDITIONAL GUIDELINES FOR ADDITIONS AND
ALTERATIONS - FENCES**

Without limiting the generality of the criteria included in these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for fences:

1. Only aluminum rail, wood shadow box, wood board on board and vinyl-coated chain link fences and slats shall be approved.
2. No fence shall be approved which is less than 4' or more than 6' in height.
3. No fence shall be approved or installed which encroaches into Association Property, Common Areas or other Lots.
4. No fence shall be approved which is not set back a minimum of 10' from the front corner of the Home.
5. No fence shall be approved which extends in front of the front corner of a neighbor's Home where the two Homes are not immediately adjacent to each other and where both Homes face the same direction or where the entrance of a neighbor's home is set further than the minimum setback noted for a fence.
6. Approval for the painting of fences may be approved if painted white or the same color as the home.
7. For board on board fences, the "finished" or board side should be installed so that it faces the outside away from the Home and towards any neighbors or streets.
8. For chain link fences, a landscape hedge must also be installed on the outer side of the fence within the Lot to provide screening.
9. All fences shall require a gate to provide access to the Owner's neighbor for maintenance of the neighbor's zero lot line wall and roof overhang.
10. For Lake Lots, only white aluminum rail fences shall be approved. The maximum height shall not be greater than 5'. Further, in order to prevent obscuring neighbors' views of the lake, the pickets shall not be spaced closer than 3" on center and shall be no thicker than 1". Additionally, no landscaping shall be installed on Lake Lots which shall interfere with the view of the lake from other Lake Lots. Any plans for landscape improvements or alterations shall be submitted for approval to the ACC.