

## SPOA Policies relating to approval of new fences, sheds and greenhouses pursuant to Article V of the Stagecoach Declaration of Covenants, Conditions and Restriction adopted at the SPOA Board meeting on November 17, 2018

As Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions provides that, “No building, fence, wall, swimming pool or other structure shall be commenced, erected, or maintained upon the properties, until the plans and specifications showing the nature, kind, shape, height, material and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee comprised of three (3) or more representatives appointed by the Board;” and

As the pace of construction at Stagecoach has increased and the Board wishes to streamline the process of obtaining approvals, pursuant to Article V of the Covenants, for certain types of structures; and

As, fences are not considered a building and sheds and greenhouses with a floor area of one hundred twenty (120) square feet or less are not considered ancillary buildings within the meaning of Article V Section a. of the Covenants pursuant to SPOA policy adopted October, 2011;

Thereby, the Board hereby adopts and promulgates the following policies:

### **SPOA POLICY 2018-1 – APPROVAL OF NEW FENCES**

The Association shall take no action to approve or disapprove, pursuant to Article V of the Covenants, an application made for construction of a new fence on a Lot so long as the proposed fence meets the following criteria:

- a. There is, at the time of application, a residence on the Lot.
- b. The fence will not be built over, across or upon any portion of a Lot subject to an easement for installation and maintenance of utilities, drainage facilities or roads, described on the recorded plat that includes the Lot.
- c. The top rail of the fence will not be more than four (4) feet above ground level over the entire length of the fence.
- d. The fence will consist only of posts buried in the ground (either directly, or embedded in concrete) and not more than three (3) rails attached to and running perpendicular to the posts, except that hog wire may be attached to the posts and rails on the interior

side in a manner designed to prevent dogs or other small animals from leaving the fenced area.

e. The fence posts will be wood, stained or painted in a brown color, with a cross-section not greater than six inches by six inches.

f. The fence rails will be wood, stained or painted in a brown color, and not larger than two inches by six inches (nominal) if constructed with dimensional lumber and not larger than three inches by six inches (actual) if constructed with roughhewn lumber, such as split rails.

### **SPOA POLICY 2018-2 – APPROVAL OF NEW SHEDS**

The Association shall take no action to approve or disapprove, pursuant to Article V of the Covenants, an application made for construction of a new shed on a Lot so long as the proposed shed meets the following criteria:

a. There is, at the time of application, a residence on the Lot.

b. There are no other sheds or greenhouses on the Lot.

c. The shed will not be built over, across or upon any portion of a Lot subject to an easement for installation and maintenance of utilities, drainage facilities or roads, described on the recorded plat that includes the Lot.

d. The floor area of the shed will not be greater than one hundred twenty (120) square feet.

e. The shed will be constructed such that the interior of the shed is completely enclosed by the walls and roof.

f. The shed will have no plumbing.

g. The top of the roof of the shed will not be more than twelve (12) feet above ground level.

h. The shed will not be placed between the front of the house and the road serving the Lot, but will, instead, be placed on a rear or side portion of the Lot.

### **SPOA POLICY 2018-3 – APPROVAL OF NEW GREENHOUSES**

The Association shall take no action to approve or disapprove, pursuant to Article V of the Covenants, an application made for construction of a new greenhouse on a Lot so long as the proposed greenhouse meets the following criteria:

a. There is, at the time of application, a residence on the Lot.

b. There are no other sheds or greenhouses on the Lot.

- c. The greenhouse will not be built over, across or upon any portion of a Lot subject to an easement for installation and maintenance of utilities, drainage facilities or roads, described on the recorded plat that includes the Lot.
- d. The floor area of the greenhouse will not be greater than one hundred twenty (120) square feet.
- e. The greenhouse will be constructed such that the interior of the greenhouse is completely enclosed by the walls and roof.
- f. The greenhouse will have no plumbing other than plumbing designed to deliver water to plants in the greenhouse.
- g. The top of the roof of the greenhouse will not be more than twelve (12) feet above ground level.
- h. The greenhouse will not be placed between the front of the house and the road serving the Lot, but will, instead, be placed on a rear or side portion of the Lot.

If the Association managing agent receives an application to construct a fence, shed or greenhouse that meets the criteria stated above, and the chairman of the Architectural Control Committee concurs that the application meets the said criteria, then the managing agent shall inform the applicant that the Association will take no action on the application and that, pursuant to Article V of the Covenants, the design and location of the fence, shed or greenhouse shall be deemed approved thirty (30) days from the date of application.