

SPOA Policy 2020-1 (B) relating to approval of fences on a lot without a residence pursuant to Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions

WHEREAS, Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions provides that, “No... fence...shall be commenced, erected, or maintained ... 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

WHEREAS, the Association has previously adopted Policy 2018-1 providing a simplified approval process for fences that meet certain requirements; and

WHEREAS, the Board finds that it would be helpful to the Architectural Control Committee and to members seeking to construct a fence that does not meet the requirements of Policy 2018-1 to adopt general principles governing the construction of fences;

NOW, THEREFORE, the Board hereby adopts and promulgates the following policy, which shall apply to fences that do not meet the requirements of Policy 2019-1 and do not otherwise violate any provision of the Stagecoach Covenants:

[This policy purposely does not address all possible issues relating to fences. This policy is a work in progress. It is the intention of the Board to amend this policy in the future as experience dictates.]

B. Fences on Lots without a residence. Fences on Lots without a residence are disfavored. However, a temporary fence on a Lot without a residence may be approved, for good cause, provided that the Owner of the Lot enters into a binding agreement with the Association specifying a mutually acceptable date in the future when the temporary fence will be removed by the Owner, at the Owner’s sole expense.

