

## POLICY RESOLUTION NUMBER 5 (Fences and Parking) - Revised 2-29-2020

WHEREAS, Article VII Section 7.1g Duties of the Association, of the Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oak Maintenance Association (the "Declaration") makes the Board of Directors (the "Board") responsible for enforcing the provisions of the Declaration; and

WHEREAS, Article XV Section 15.8 Liberal Construction, of the Declaration allows provisions to be liberally construed to effectuate its purpose; and

WHEREAS, the Board desires to accommodate the wishes of Owners, providing that accommodation does not detract from the overall high standards of Royal Oak Estates;

NOW THEREFORE BE IT RESOLVED THAT applications for approval of fences on deeded property will be considered by the Architectural Control Committee (the "ACC") on an individual basis to the extent they are:

1. Not located closer to the roadways than 50 feet; and
2. Are located behind the home; and
3. Constructed of high quality materials that complement the appearance of the home; and
4. Are black metal and not taller than 4 feet; and
5. Contain no elements of chain link or wood privacy-type; and
6. Pet enclosures/kennels will be considered to the extent they are no larger than 40'L x 20'W x 6'H, and are located near the home in the rear.

BE IT FURTHER RESOLVED THAT, taking into consideration that this is a lake community; limited parking of boat trailers, pontoon trailers or utility trailers may be permitted as long as the following criteria are met:

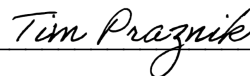
1. They are discreetly located away from the roadways and do not adversely affect the appearance of the property; and
2. Trailers should be limited to one per home or lot. However, if a home or lot owner has more than one trailer, the home owner and a member of the ACC will attempt to determine a proper storage location for the trailers. This does not guarantee that parking more than one trailer on any lot will be approved by the ACC; and
3. Guests of residents may temporarily park a boat trailer or RV type trailer in their host's driveway or in the street in front of their host's home, providing the trailer does not interfere with traffic flow, for a period not to exceed 7 days.
4. Owners may park a boat or RV on their driveway for 2-3 days in order to prepare for a trip or cleaning, etc.

If at any time, any of the above conditions are not met, the Board will request the items in question be removed from view and the Owner will promptly comply, or be subject to rules enforcement.

ATTEST:

3-13-21

(Date)



President of the Association