

MICHEL'S FARM HOMEOWNERS ASSOCIATION

FENCE POLICY

Effective, October 10, 2001, revised May 14, 2003, revised January 8, 2004.

The Michel's Farm Homeowners Association, Board of Trustees, Policy on Fences is as follows:

1. All building setback guidelines established for the community will be adhered to in their entirety. All homeowners are encouraged to submit an improvement application when considering any such improvement so as to avoid a conflict of the rules. Per the Michel's Farm Homeowners Association Documents.
2. Only a split rail fence, placed in the rear of the yard, will be accepted without the need for Michel's Farm Homeowners Association, Board of Trustees, written approval. Rear of the yard specifically means: the property that lies behind a home that is situated on the property facing a street that is identified as the properties legal address. The fence will NOT exceed the farthest most corner of the rear of the house.
3. Split Rail Fence will be defined as vertical upright posts, not to exceed 5 feet tall, with a maximum of 4 horizontal rails. (Kentucky Board Fences, Flat Rail Fences and various shapes of split wood are acceptable.)
4. Wood fence materials may be finished as natural or stained in natural wood tones.
5. PVC (Vinyl) Materials must be white or submitted to the Architectural Review Committee and The Board for approval.
6. Pet Guard Mesh must be applied to the inside face of the fence toward the property where the fence is being installed. Plastic coated pet guard mesh is suggested. If non a coated mesh is used, the owner is required to replace the mesh should rust develop. Due to construction requirements of the Kentucky Board fence The Pet Guard Mesh for this type of fence may be on the outside of the horizontal rails of the fence, but must be behind the fascia boards on the posts.
7. Corner lot fences are NOT permitted to exceed the buildings setback lines established for both the front of the house on the side street and the street side of the adjoining lot as well as the rear lot requirements of their own lot.

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8. Any Fence that differs from the above requirements must first have written approval from the Michel's Farm Board of Trustees, before installation begins. If there is any doubt as to whether you fence meets these criteria, it is suggested that you submit an improvement application. The approval will be subject to all Michel's Farm Homeowners Association Documents, Covenants, Conditions, Restrictions, Policies and Reservations of Easements.
9. The homeowner must agree to follow and adhere to All State, County and City (Township) codes as well as any and all legal governing codes and restrictions.
10. The homeowner further agrees to obtain all necessary permits and inspections required at their own cost, if these permits and inspections are required.
11. The Michel's Farm Board of Trustees, The homeowners of Michel's Farm Subdivision and the Management Agent for the community will in no way be deemed responsible for the construction, maintenance, up - keep or liability for this improvement.
12. Fence - shall be clarified to mean any barrier or boundary device that limits or obstructs the access to a property. Specifically, this barrier or boundary is placed on or about the property lines of a lot. The intent of this barrier or boundary is to restrict access onto or through the lot.