

# **MICHEL'S FARM**

## **PRIVACY SCREEN POLICY**

Effective, May 14, 2003, the Michel's Farm Homeowners Association, Board of Trustees, Policy on Privacy Screens within the Michel's Farm Homeowners Association, is as follows:

- 1) All building setback guidelines established for the community will be adhered to in their entirety.
- 2) All homeowners are required to submit an improvement application when considering any such improvement so as to avoid a conflict of the rules.
- 3) Per the Michel's Farm Homeowners Association Policy, all Privacy Screens require Michel's Farm Homeowners Association, Board of Trustees, written approval.
- 4) No Privacy Screen will be allowed in the front yard or side yard of a property.
- 5) By written approval, a Privacy Screen may be allowed in the rear of the yard. 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 Privacy Screen will NOT exceed the farthest most corner of the rear of the house. The Privacy Screen will NOT exceed the sides of the house. Specifically, the main structure, not ancillary projections to the home. An example of an ancillary projection would be a fireplace or extended garage.
- 6) A Privacy Screen may be accepted on or within one foot of a deck or patio.
- 7) A Privacy Screen may in no way exceed a height of eight feet. If installed on the ground, six feet from the ground is the maximum height. If installed from a deck, eight feet from the ground is the maximum height of a Privacy Screen.
- 8) A Privacy Screen may have no more than one or two sides. Two sided Privacy Screens can only create an L – shape. No patio or deck is to be enclosed with a Privacy Screen on two opposite sides or enclosed on three sides; thus, surrounding the deck, patio or porch in any fashion.
- 9) No Privacy Screen will exceed 50% of the lineal feet surrounding the deck or patio. (i.e. deck/patio: 15' X 20' X 15' = 50 lineal feet \* 50% = 25 lineal feet of privacy screen maximum allowed.)
- 10) The decorative side of any building materials must be faced to the outside of the Privacy Screen. The homeowner may match the inside and outside for aesthetic purposes, but at all times will ensure that the exterior side of the fence is meant to be the decorative side of the materials used.

- 11) Materials will be selected to ensure a look of quality and positive impact on the value of the property. Under no circumstances will a Lattice Type Privacy Screen hinder the view by more than 85% visibility through the structure, from a perpendicular view of the screen (15% Open). Any Board Type Privacy Screen must maintain 1" spacing between each board and ensure that the view is not fully obstructed from a perpendicular view. Under no circumstances will a Board Type Privacy Screen hinder the visibility by more than 85% (15% Open). All open areas will be evenly spaced throughout the screen. All Screens must follow the contour of the patio, deck or porch that is being screened from view.
- 12) Vinyl Privacy Screens will be white only, unless otherwise approved by the Board in advance
- 13) Wood Privacy Screens will be stained or painted white and maintained on a bi - annual basis to ensure that the Privacy Screen does not look worn or not maintained.
- 14) Under no circumstances will a Privacy Screen be allowed away from a patio or deck structure of a property. Under no circumstances will a Privacy Screen be allowed on or within 5' of a property line or a setback of record.
- 15) Any Privacy Screen **must first have written approval from the Michel's Farm Homeowners Association, Board of Trustees, before** installation begins.
- 16) The approval will be subject to all Michel's Farm Homeowners Association Documents, Covenants, Conditions, Restrictions, Policies and Reservations of Easements.
- 17) 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. The homeowner further agrees to obtain all necessary permits and inspections required at their own cost, if these permits and inspections are required.
- 18) The Michel's Farm Homeowners Association, 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.
- 19) Privacy Screen - shall be clarified to mean any barrier or boundary device that limits or obstructs the visibility to a property. Specifically, this barrier or boundary is placed on or about the property deck or patio. The intent of this barrier or boundary is to restrict view onto or through the lot.