

INDIAN LAKES HOMEOWNERS ASSCIATION, INC. FENCING GUIDELINES

These Guidelines do not supercede the Declaration of Covenants, Conditions, Reservations and Restrictions of the Villages of Indian Lakes. Please refer to the Declaration of Covenants, Conditions, Reservations and Restrictions of the Villages of Indian Lakes for expanded verbiage.

****No fencing shall be constructed which obstructs the Trails or Trail Easements****

A. Fencing Location

Lake Lots:

CC&R Note: on Lake Lots, no Improvement or Structure may be located on a Lake Lot nearer than 100 feet nearer than the property line abutting the Lake.

- Fencing is allowed only in the front and side yards of Lake Lots.
- No solid fencing or walls are allowed on Lake Lots without ACC approval.
- Lakes Lots have a thirty-five (35) Foot setback from property line, not the waters edge, for any approved fencing.
- All Lake Lots must have their fencing approved by the ACC.

Indian Lakes Drive Front Fencing:

- No front fencing on Indian Lakes Drive is encouraged. If you desire to fence the following standards shall apply.
 - o Fencing along Indian Lakes Drive must be uniform under the following standards: See Exhibit "A" for detail. The fence lumber must be a well-treated pine, see Exhibit "A" for stain detail and suppliers. The fence must be a 3-rail-board fence with an 'X'-rail-board fence every fifth section on 10-foot centers, utilizing real measurements of 1 1/4" x 6" rail and post of 3 3/4 x 3 3/4 x 7' uprights 48" off the ground, utilizing pea gravel in the upright post holes. This wood is not typically found at the lumberyard. The HOA maintains a list of suppliers for this wood that are reasonably located.
 - o Opposing 'X' sections of the above fence, across opposing sides of Indian Lakes Drive should line-up as near as feasible.

B. Fence Colors

- Oil base stain only, no paint. Most, but not all fences require stain. Stains must conform to Exhibit "A".
 - o All fencing materials must be stained within 60 days of installation.

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C. Fencing Types

Wire and Steel Fencing:

- No wire fence (hog wire, chicken wire or chain link) may be built if visible from an Access Road, Trail, Common Area, and Dwelling Unit on another Lot or a Lake.
- Chain link fencing must be approved by the ACC.
 - Chain link fencing cannot be visible from roads, neighbors or lake.
 - Chain Link fencing may be used if areas not within view of any Access Road or a Lake or (neighboring property line unless neighbor consents in writing) as long as the fencing are coated in green, brown, or black vinyl.

Decorative Iron Fencing:

- Requires ACC approval for type and location, generally it may be used and is preferable to most solid fencing; no higher than 6 feet and its use should attempt to harmonize with the habitat surrounding it.

Solid Fencing:

- Rear and side of lot only where permitted by Architectural Control Committee, at a maximum height of 6 feet and cannot extend closer to the a road than the nearest structure. Solid fencing along sides of lots, on or off the lot line, should be attempted only after you have consulted with you neighbor for the development of a good neighbor fence. These types of fences are designed to be aesthetically pleasing from multiple directions. All fasteners should be screws not nails where feasible and should be galvanized. Solid fencing styles may include:
 - Cedar- See Exhibit "A" for Staining options
 - Masonry or combination material fence
 - Treated lumber, See Exhibit "A" for Staining options
 - Redwood and other approved resistant woods – See Exhibit "A" for Staining options

Rail Board Fences:

- Rail board fences utilizing the same woods as described in "Solid Fencing" above are permitted. Fencing may be no higher than 48 inches, without ACC approval. Rail board fences must use 7-foot long, or longer, 4x4 uprights protruding from the ground no higher than 54 inches. Decorative waterproofing of end caps is encouraged, but must be approved by the ACC if higher than two inches (2").
 - 3-Board Rail—with or without top flat board
 - 4-Board Rail—with or without top flat board
 - "X"-Rail Board—with or without top flat board
 - Combination (rail and X)—with or without top flat board

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Trim boards, for the purpose of covering joints and seams on these fencing types is encouraged and allowed. The four permitted rail fence diagrams are attached on Exhibit "A".

- Hog wire may be installed on the inside of rail fence, between the bottom two rails. Hog wire must be stained with fence stain color.

Pipe Fencing:

- Approved for lots that allow animal units only.
- Pipe fence design and location must be approved by the ACC. Pipe fencing is considered preferable to solid fencing.

Vinyl Fencing:

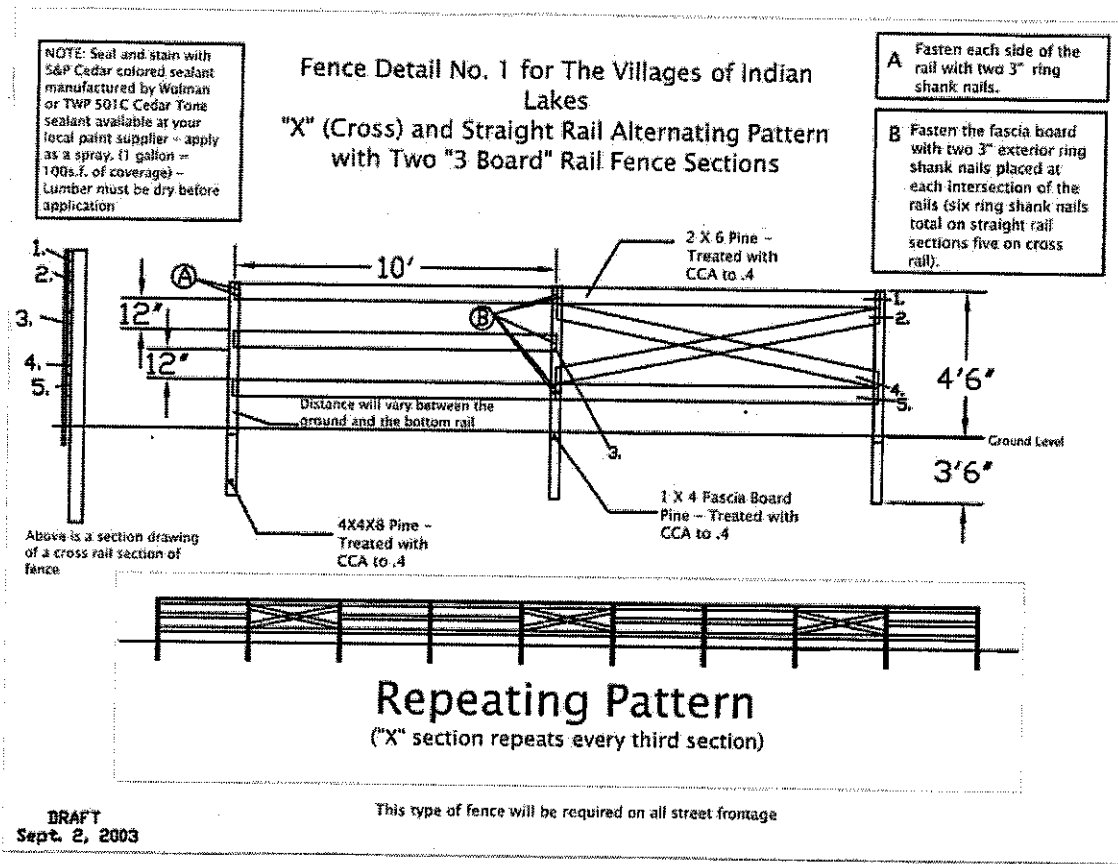
- No visible vinyl fencing, all vinyl and non-approved wood material requires ACC approval.
- Fencing may be no higher than 48 inches, without ACC approval.

D. Installation Upkeep/Maintenance of Fences:

- Stained fences must be restained or replaced no later than every seven years, with every four years recommended. The HOA may require more periodic staining or maintenance at their discretion, including mandating the type, manufacture and color of stain products, so as to enhance and maintain the theme and characteristics of the habitat, property and subdivision. The HOA maintains a list of suppliers of its products, which are or will be posted to its website. All fences constructed of any material need periodic maintenance.
- Clearing for fence construction and maintenance:
 - A path no wider than 5 feet can be cleared for fence construction or maintenance, unless approved by the ACC.
 - Lot owners are encouraged to coordinate side or common fencing to minimize environmental impact and expense and improve aesthetics and maintenance.

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Exhibit A



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Sept. 2, 2003