



FENCING POLICY

WHEREAS, Article IX, Section 3 of the By-Laws of the Raintree Homeowners Association, Inc. grants power to the Board to promulgate rules implementing and supplementing the Declaration to restrict items placed on the Homeowner's Lots or the Common Areas:

THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby adopts the following policy governing the fencing within the community:

Per Manchester Township Codified Ordinance §27-1102.5, the maximum height of rear yard fencing is 6 feet. The setback requirements shall not apply to fences so that fences shall be permitted to be constructed up to the property line. The following guidelines are set forth in addition to those established by the local Zoning authority.

Invisible fence (non visible fencing):

- Is considered any electronic device and or equipment that is buried beneath the ground which is used to contain animals
- The fence may surround the lot but must remain 9 feet from property line were the property line is adjacent to a public access ways or public roads.
- Special conditions may be made for homeowners with corner lots or where the front and or side yards, independently, greatly exceed that of the rear yard.

Privacy fences:

- May only be installed around a patio or deck (see figure 1).
- Any style fence that substantially disrupts the visibility from one side to the other.
- Any style fence that obstruct visibility from a perpendicular angle.
- Any fence which is constructed so that over sixty-five percent (65%) of the fence area is of solid substance.

Perimeter fences:

- Shall be installed rearward from the outer most rear building line of each home. Fencing is not permitted in the side yards closer than the rear of the house (see figures 2, 3, and 4). An exception may be made for corner lots at the discretion of the Architectural Standards Committee.
- Shall have a 2 - 4 inch minimum clearance between slats (see figure 5).
- All adjacent property owners shall be notified and give written consent prior to erecting a perimeter fence that will be constructed up to the property line. The written consent shall be presented at the time of application to the Architectural Standards Committee. If consent is not given, said fencing shall parallel the property line with an offset of 6 inches.



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Solid perimeter or privacy fencing, wire, and chain-link style fences are prohibited.

Figure 1.
PRIVACY FENCE
AROUND PATIO OR
DECK

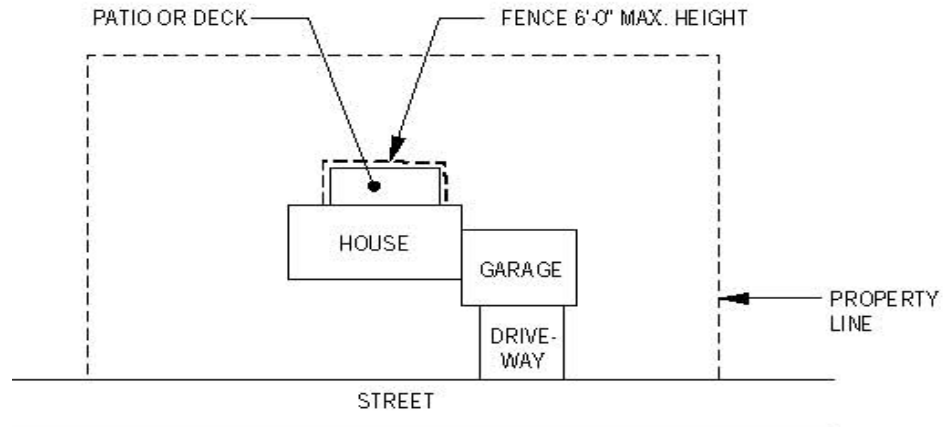


Figure 2.
PERIMETER FENCE
HOUSE WITH
GARAGE

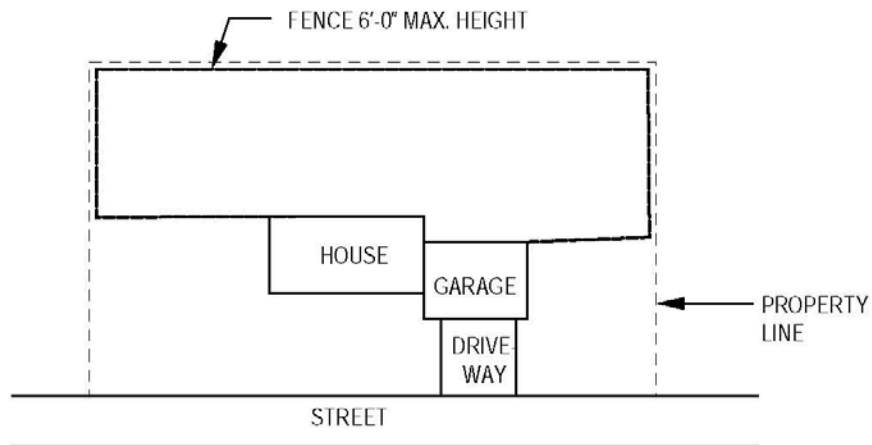
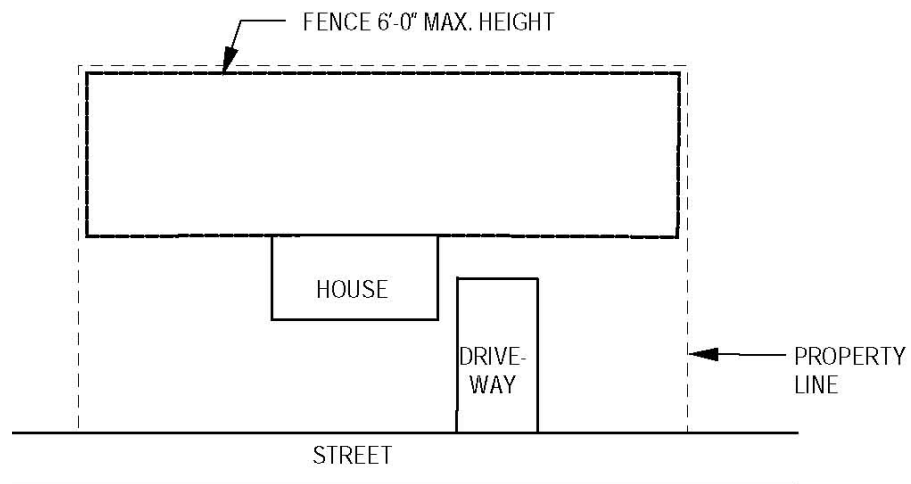


Figure 3.
PERIMETER FENCE
HOUSE WITH NO
GARAGE





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Figure 4.
PERIMETER FENCE
HOUSE EXTENDS BEHIND
GARAGE WIDER

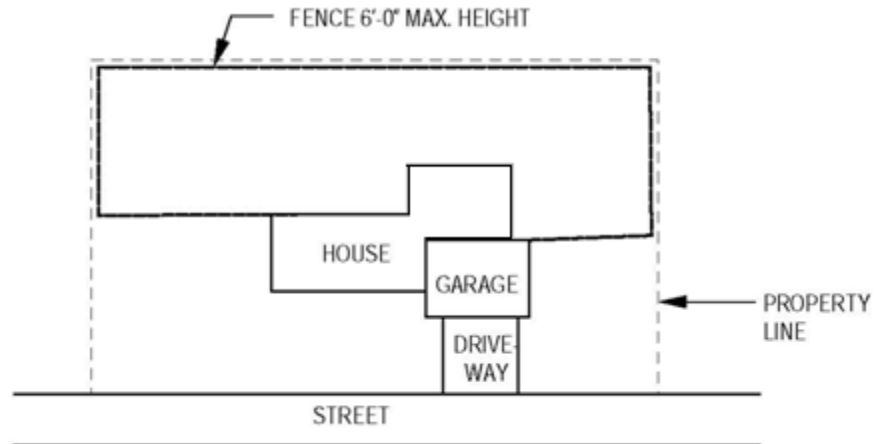
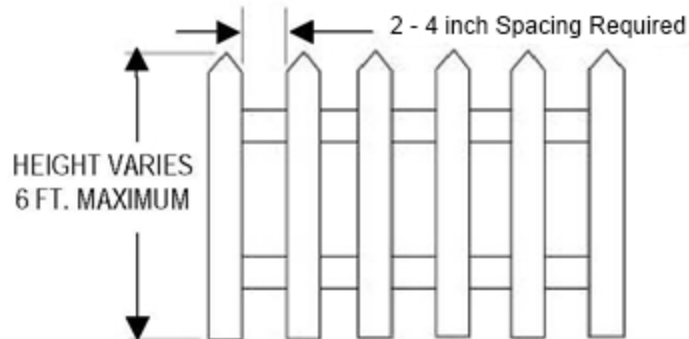


Figure 5.
PERIMETER FENCE
HEIGHT AND SPACING



AND WHEREAS, Article XI, Section 1, and Article VIII, Section 1(g) of the Declaration of Covenants, Conditions and Restrictions of the Raintree Homeowners Association, Inc. grants power to the Association to enforce applicable provisions of the Declaration regarding all restrictions, conditions, covenants, reservations, liens and charges:

IT IS FUTHER RESOLVED THAT the Board of Directors is authorized to enforce the forgoing as outlined in the Rules Enforcement Policy. Any fencing that is not installed in accordance with the governing documents, or the duly adopted resolutions of the Association shall be in violation and subject to the enforcement authority of the Association.

Adopted: September 26, 1993

Revised: November 4, 2002

Revised: June 14, 2012

Steve Milwicz

President - Board of Directors