

## **Building a Fence**

### **Applicable References**

#### **A. Declaration of Covenants, Conditions and Restrictions for Bent Tree Property Owners' Association, Inc.**

1. Art. I, Definitions, Sec. 18, Front Yard (page 3).
2. Art. VII, Maintenance, Sec. 2, a. and c. (page 13).
  - a. improvements must be "in compliance with the standards..."
  - b. no exterior modifications which are in common view without approval of the Board.
3. Art. XI, Architectural Standards, Sec. 1, Sec. 2, and 2.a. (page 20).
  - Sec. 1. "Owners shall be required to comply with..."
  - Sec. 2. In general; The Board of Directors (BOD) established an "ARC Review Committee" to review ARC applications and make recommendations pertaining thereto to the BOD.

In our case (BTPOA) the BOD is the Architectural and Landscape Review Committee. In all cases applications are subject to review and approval by the BOD.

Sec. 2.a. Plans and specifications shall be submitted.

4. Art. XIII, Use Restrictions, Sec. 16 (page 26), No fences in front yards.

#### **B. Rules and Regulations, numbers 2., 6., and 7.**

#### **C. ARC Guidelines: Cover letter and ARC guidelines, paragraphs 4, 5, Definitions, and paragraph 7.**

##### **Guideline I: Fences**