FENCING GUIDELINE AMENDMENT AS ADOPTED AT OCTOBER 11, 2006 BOARD OF DIRECTORS MEETING

Specifications for north south fence variance for properties of Inverness Lakes adjoining the eastern boundary of the fountains addition (the development directly to the west).

The following type of fence will be required to comply with the above fence variance as above by the board of directors and architectural control committee.

1. The fence will be constructed in eight-foot sections. Each section to have a maximum height of seven (7) feet.
2. Each section will be anchored into the ground with 4' x 4' nominal wolmanized treated posts to a depth preventing movement from frost.
3. Sections of the fence will be constructed using rough sawn cedar dog ear style pickets that are 1' x 6' with a height of seven (7) feet. Each section will utilize four (4) 2 x 4 cedar stringers per section to insure minimum distortion of the vertical slats.
4. All installation must meet city and county ordinances pertaining to fences. Each individual owner is responsible for locating underground utilities prior to digging. It is the position of the board that the fences will remain in an unstained condition which will provide for uniformity along the property line. Cedar will turn gray over time and will provide a uniform color the entire length of the fence. In the event a home chooses to install a fence in the future, after a few years the cedar material will fade to match the existing.

We have spoken to several fence companies and each company does provide warranties for this type of fence, but each company has different terms pertaining to warranty issues.

The above specification does not limit any fencing contractor from bidding nor does it restrict them as long as they meet our design criteria.