



## ShelleyLake

**Shelley Lake Estates Homeowners' Association**

P.O. Box 1872, Veradale, WA 99037

[www.shelleylake.org](http://www.shelleylake.org)

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PROCEDURE 7-1

### LAKESIDE FENCE POLICY

**Purpose:** To adopt and formalize a policy for fencing on lakeside lots to preserve and protect the view of the lake and shoreline and preserve the open and natural ambiance of the lake area, which are considered to be a unique and significant community assets.

**Standards:**

1. These fence conditions apply from the northeast corner of parcel 45211.1826 (shoreline) to a line running from the easternmost terminus of the culvert-bridge handrail through the mid-point of the gravel path leading to the bridge where it departs from the health trail. Affected are parcels 45241.1816 through 45244.2904, otherwise known as 317 – 911 S. Shelley Lake Lane.
2. Only open picket type fences shall be authorized, to preserve and protect the view and ambiance of the lake and shoreline; privacy fences are not considered appropriate and will not be authorized. Spacing between pickets may not be less than the width of a picket.
3. Vinyl is the preferred material; wood is not authorized due to the higher maintenance requirement and susceptibility to rotting and deterioration.
4. Fences may be no more than 48" high.
5. Styles and colors must be conservative and compatible with existing fences and landscaping, to blend harmoniously with the environment.
6. Lakeside fences shall be no closer than twenty-five feet from the health trail; the Architectural Control Committee may recommend to the Board of Directors a variance where a fence is warranted by safety reasons and the size and/or topography of the rear yard would not otherwise allow a modest, useful size fenced area. A visual separation would still be required (ex: fence at or near the top of a retaining wall).
7. Existing fences, which were installed prior to transfer of the Association from the Developer are grandfathered. Any such fence where a repair or reconstruction, over a twenty four month period, involves more than 25% of the existing fence, must meet these requirements.

**Procedures:**

1. As for all fences, requests to install fences shall be submitted to the Architectural Control Committee for consideration.
2. Requests for variance may be recommended by the ACC to the Board of Directors.

**References:** Articles 7 & 11.18 CC&R's

Board of Directors' Meeting Minutes of 3-4-2010