

# *Reflections of Old Shepard Place*

## *Homeowners Association*

[Michael Kan](#) *Reflections of Old Shepard Place Architectural Committee*

### **Fence Replacement Guidelines**

February 2020 rev 8.23

The Board of Directors and the Architectural Review Committee of Reflections of Old Shepard Place met on February 10, 2020 to review their previously established fence policy. This review was done as a result of ongoing concern expressed by the homeowners that new and rebuilt fences were not following the guidelines set forth in the HOA's Conditions, Covenants, and Restrictions (CC&Rs). The CC&Rs, also known as deed restrictions, are legally binding upon all homes in the neighborhood. To ensure compliance, please follow the ROSP HOA CC&R guidelines set forth below:

#### **Reflections of Old Shepard HOA Fence Replacement Guidelines**

- No fence or wall is permitted to extend nearer to any street than the minimum setback line of any dwelling or residence.
- All fences must be 8 feet high, no higher or lower.
- All fences must be constructed of wood or masonry or a combination thereof, but no fences can be made of chain link.
- All fences must have slats measuring between four (4") and six (6") inches in width that are installed vertically (not horizontally or diagonally).
- All fence posts and slats must have flat tops.
- All fences that are adjacent to a street within or adjacent to the property **MUST** be built with brick pillars separating wood sections. Such brick pillars **MUST** be constructed of brick identical to that used on the residence and must be a minimum of eight (8') feet apart and a maximum of ten (10') apart.
- Fences are required on all lots.

***PLEASE NOTE: if your existing fence does not meet these requirements, you are required to bring your fence into compliance the next time you repair or replace your fence.***

**An architectural request form must be submitted to the architectural review board before replacing/repairing your fence. A form is attached and should be submitted to by email [admin@rosphoa.com](mailto:admin@rosphoa.com)**