

VICTORIA LAKES
ARCHITECTURAL REVIEW COMMITTEE POLICIES AND
PROCEDURES

ADDENDUM DATED SEPTEMBER 9, 2003

Fencing for Non-lake Lots

1. Minimum standard fencing for non-lake lots is wooden shadowbox fencing with the following specifications:
 - a. pressure treated pine a minimum of 5/8's of 1 inch thick
 - b. slats minimum of 4 inches wide
 - c. posts on 8 foot centers must be "dressed" 4x4x8 minimum and must be treated to a .40 for below ground treatment.
 - d. maximum height is 6 feet
 - e. Colored stain or paint requires specific approval from the Architectural Review Committee.
2. Fences located on corner lots have special requirements as to location. Generally, a lot may not have a fence which would impede the sight line to the front of a house on an adjacent lot.
3. The structural side and all support posts for fencing must be toward the inside of the lot.

Fencing for Lake Lots

1. All fencing on lake lots must be black non-opaque anodized aluminum.
2. Maximum height is 5 feet.
3. Fencing adjacent to lakes must be located at the top of the lake bank unless specific approval is given by the architectural review committee.
4. Any gates allowing access to any lake must contain child-proof latches.
5. Per the landscaping and irrigation requirements under the Architectural Guidelines in the Covenants, lake banks must be sodded and irrigated to the water's edge. Owners are

reminded that fencing will not negate the obligation to maintain the lake bank all the way to the water's edge.

Fencing for Pools

All fencing for pools must conform to any codes, ordinances or regulations imposed by any authority, council or legislative body empowered to enact rules and regulations regarding swimming pools.

All fences in Victoria Lakes require approval of the Owners Association of Victoria Lakes as to siting and conformity with the foregoing minimum standards. Upgraded fencing may be approved on a case by case basis. Requests for fence approval should be submitted by builders as part of the house submittal package or by homeowners pursuant to the guidelines for submittal for approval of an improvement or structure other than a residence (see page 2 of the Victoria Lakes Architectural Review Committee Policies and Procedures).