

**The Village at College Downs**  
**Policy Regarding Replacement of Town Home Fences**  
October, 2006

*Note: The Board of Directors used the following to establish this policy:*

- Declaration of Conditions and Restrictions for The Village at College Downs
  - By-Laws of The Village Townhome Association, Inc.
  - Opinion of legal counsel
1. It is recognized that the configuration of each building is different and affects the overall design of the fencing.
  2. For the most part, the fencing of an entire building will be done. However, some homeowners have taken initiative concerning their fences, and consideration will be given to these individuals on a case-by-case basis.
  3. What ***will be replaced*** at the expense of the HOA:
    - The “line” fence that goes straight out and forms the property line between the units of a building.
    - The “line” fence that goes straight out and forms the property line between the unit and common ground on those units that anchor the building, e.g. units A and E of Building 9400.
  4. What ***will not be replaced*** at the expense of the HOA:
    - The fence that encloses the rear of the back yard connecting the two lines of fencing delineating property boundaries, as described in paragraph 3 above.
    - The gate on that part of the fence that encloses the rear of the back yard.
    - The hardware attaching the gate to that part of the fence that encloses the rear of the back yard.
  5. The homeowner will be notified in advance when the fence will be replaced. This will allow time for the homeowner to make arrangements with ***the fencing contractor hired by the HOA*** should the homeowner wish to enclose the back yard.
  6. Homeowners must have ***prior*** approval of the Board of Directors before a fence is installed enclosing the back yard, to ensure that the materials used and the size of the gate remain consistent with the established standards.
  7. Bids will be solicited from at least two contractors. Material and labor criteria will be included in the proposal that allows for an “apples-to-apples” price comparison. Unit A of Building 9445 establishes the benchmark that will be used.