



Policy ARB-12 PRIVACY SCREENS POLICY

1.0 REFERENCE(S)

Article IV, Section 4.04, 4.08, 4.09 4.15.

2.0 PURPOSE

Based on the ARB's mandate (CC&R's Article IV, Section 4.03) to preserve the architectural and aesthetic appearance of the Development, any proposed alterations or additions to a resident's property must be compatible with the architectural characteristics of the owner's home, adjoining houses and the neighborhood setting. These considerations apply to privacy screens.

Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors, and construction detail. Proposed alterations should match or co-ordinate to the landscape, existing structure, and the neighborhood. The structure shall match in color and material.

. Privacy screens are defined as a single panel, or several panels connected together that can take the shape of either a straight line or form an L shape and may not go corner to corner in the yard.

The configuration of the lot shall be considered for determining the characteristics of the privacy screen.

3.0 POLICY

31 All privacy screens shall be approved by the ARB prior to any installation activity.

32 Privacy screens may be approved for the immediate screening of garbage cans, yard equipment, and for privacy between homes. Privacy screens can be vegetation or constructed using, but not limited to: hardscape (brick, stone, etc.) or siding (wood, cement board, etc.); and should match the existing house architecture and color, with a maximum height of six feet.

3.2.1 Privacy screens shall be maintained in good condition.

3.3 No privacy screen may block views of the golf course or create safety hazards for vehicles.

Privacy screens must comply with Thurston County and ISHOA setback requirements ARB-12

4.0 RESPONSIBILITY FOR POLICY

The Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS

03/16/2017, Original Fences Policy, Board Motion 2017-25, effective July 1, 2017.

08/19/19, Amended Policy by Board Motion 2019-039, Revised wrought iron to black metal, Added privacy as allowable fence type, Effective September 16, 2019.

09/20/21, Amended Policy by Board Motion 2021-52, Revised privacy screen definition and description,
Effective 9/20/21.

03/20/2023, Amended Policy by Board Motion 2023-22, Revised to clarify and define privacy screen language ,
Effective April 20, 2023.

03/18/2024 Amended Policy by Board Motion 2024-?? Revised to delete Fence Information and create separate
policy