

Lake Royale Property Owners Association, INC.

Resolution 0809-007

Rules & Regulations I (Fence)

WHEREAS, Section One (1), Use, of the Consolidation and Amendments for Restrictive Covenants of Lake Royale Subdivision (the “Association”, “LRPOA”, “POA”) empowers the POA to promulgate rules and regulations;

WHEREAS, Article Three (3), One hundred and Two (102), Powers of Owners Association, of the North Carolina Planned Community Act (“47F”) empowers the POA to adopt and amend rules and regulations unless the articles of incorporation or the declaration expressly provides to the contrary;

WHEREAS, the By-Laws/Covenants Committee, Building Committee and Board of Directors have recognized there is a need to amend regulations for types of fences;

WHEREAS, it is the intent of the Board of Directors to have regulations that provide for good neighbor policy and that promote harmony within the community;

WHEREAS, it is the intent of the Board of Directors to have regulations that maintain the integrity of the restrictive covenants;

NOW, THEREFORE, BE IT RESOLVED THAT the following regulations shall apply:

Section 3.15 Fences

REMOVE existing provision that reads:

- 4) **Non-Waterfront and Non-Corner lot:** A maximum six (6) foot high fence of chain link, vinyl, or wood will be allowed from the back corners of the house or camping unit to the rear of the lot and along the rear lot line.

REPLACE with:

- 4) **Non-Waterfront and Non-Corner lot:** A maximum six (6) foot high fence of chain link, vinyl, wood or wrought iron will be allowed from the back corners of the house or camping unit to the rear of the lot and along the rear lot line.
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REMOVE existing provision that reads:

- 5) **Waterfront Lot:** Only a chain link, rail or open decorative picket type fence will be allowed from the back corners of the house or camping unit to the rear of the lot and along the rear lot line (shoreline).
- a) These fences may not exceed four (4) feet in height. Exception: Pet enclosures. See Pet Enclosures in this section.

REPLACE with:

- a. **Waterfront Lot:** Only chain link, vinyl, wood or wrought iron (all fence shall be open) fences will be allowed from the back corners of the house or camping unit to the rear of the lot and along the rear lot line (shoreline).
- a) These fences may not exceed four (4) feet in height. Exception: Pet enclosures. See Pet Enclosures in this section.
- Subject section to be added with the next revision to the Rules & Regulations I

This Resolution is adopted the 20th day of September, 2008 by the Board of Directors of the Association.

ATTEST:

Association Secretary

Date