

ALTERRA

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting August 5, 2017 Meeting Minutes

1. Call to Order/Certify Quorum

The meeting was called to order by President, Bob Schmid, at 8:00 p.m. A quorum was established with the presence of board member June Schmid and Katherine Schmid.

2. Approval of Minutes

The Board reviewed the prior meeting minutes.

On Motion: Duly made by Bob Schmid, second by June Schmid and carried unanimously.

Resolve: To waive reading of the prior meeting minutes and approve them as presented.

3. New Business

Proposed Fencing Standards: Bob presented the proposed Architectural Standards for Fencing within the community for board review and discussion.

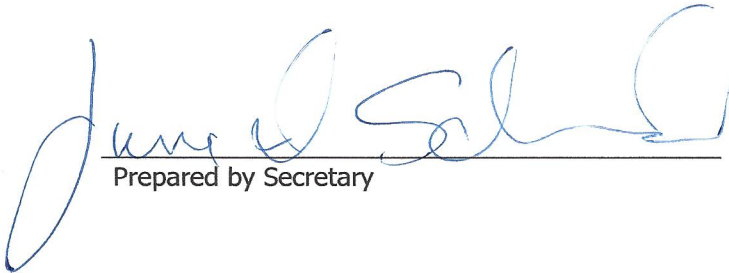
On Motion: Duly made by Bob Schmid, second by June Schmid and carried unanimously.

Resolve: To adopt the Alterra HOA Fencing Standards as proposed.

4. Adjournment

On Motion: Duly made by Bob Schmid, second by June Schmid and carried unanimously.

Resolve: To adjourn the meeting at 8:30 p.m.



Prepared by Secretary

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Approved Fencing Standards

Adopted August 11, 2017

Subject to standard design criteria in this section, perimeter fences may be used to enclose portions of side and rear yards. Fencing must be maintained in “good” condition at all times.

- A. **Interior Lot Fence Location.** A perimeter fence for an interior lot may extend from a point 10’ – 0” behind the façade of a structure to the side property line on each side, and thereafter, to and across the rear property line. If part of the front face of the house is set deeper than the structure’s facade, the minimum fence setback shall be 5’ from the face of that particular side and at least 10’ from the structure’s façade.
- B. **Corner Lot Fence Location.** On the interior side yard of a corner lot, a perimeter fence may extend from a point 10’-0” behind the façade of the adjacent structure to the side yard property line, and thereafter, to the rear property line. On the street side yard of a corner lot, a perimeter fence may extend from the rear corner of a structure to the maximum buildable area line and, thereafter, along the maximum buildable area line to and across the rear property line.
- C. **Fence Height.** Perimeter fences shall be 6’-0” in height, except on Lots 1, 2, 5-20, Block 3 (waterfront lots), where fences shall be four feet high across the rear property line and shall transition from six feet high along the side property lines to four feet in height along rear property line. Transition will begin in the last ten to sixteen feet of the side fences (as it approaches the rear property line). Support poles, columns and gates may not exceed the height limitations by more than one (1) foot.
- D. **Fence Design and Material.** Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences shall be 1 of 2 types: 1) all vinyl white tongue and groove on all lots except Lots 1, 2, 5-20, Block 3, and 2) on Lots 1, 2, 5-20, Block 3, shall install open picket 3-rail in black aluminum. The finished side of the fence must face the adjoining lots or any abutting right-of-way. Each fence must have a minimum of one 4’ wide gate. There is no fencing permitted in a rear drainage easement. Fencing in drainage easements on the side of a home may be approved on a case-by-case basis.