

**VILLAGES AT SARATOGA SPRINGS HOMEOWNERS ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS
FENCING**

WHEREAS, the Villages at Saratoga Springs Homeowners Association (the “Association”) Declaration of Covenants, Conditions & Restrictions Section 8.2 allows for the Board of Directors to change the Design Guidelines by resolutions; and,

WHEREAS, the Board of Directors desires to clarify the fencing that is allowed in the Villages at Saratoga Springs Homeowners Association.

NOW, THEREFORE, the Board of Directors of the Villages at Saratoga Springs Homeowners Association hereby direct the following:

RESOLVED, to allow fencing as follows:

Allowable Perimeter Fencing Materials AND Colors.

- A. Vinyl in Tan spectrum (White is specifically prohibited*)
- B. Iron Fencing in Black color only
- C. Wood provided it is stained in earth tones – no painting allowed
- D. Composite fencing in the brown and gray spectrum only



RESOLVED, to approve all other fencing materials and designs on a case by case basis. All fencing shall be permanent and professional in appearance. All fencing shall be a maximum of 6 feet in height. Mesh materials are not permitted to be attached onto fencing. Semi-privacy fencing is encouraged to maintain a feeling of openness.

*White vinyl is pictured above *for reference only*. Installations of white vinyl fencing are not allowed.

**Chain link and cinderblock fencing is not allowed.

*** No fencing is permitted in the front yard that crosses the front of the dwelling. Three foot decorative fencing is allowed to run parallel to the dwelling along property lines and must be of the same material as the other perimeter fencing.