

## Country Place HOA Special Board Meeting via Zoom

April 15 2021

Attending: Lew, John, Ellen, Larry, Shawn, Mike, Peggy, Jose

Purpose: Architectural Control to create a paper to give further guidance on corner lot fencing in Country Place. The following guidance was approved by the Board on 05/15/21.

CPHOA ACC Clarification/Guidance Regarding Fencing on Corner Lots

Impact: Owners of Corner lots in Country Place Subdivision

The Country Place Homeowners Association (CPHOA) Architectural Control Committee (ACC) provides this guidance to CPHOA neighbors regarding fencing and associated vegetation on corner lots. Bear in mind that it is the continued responsibility and obligation for your CPHOA to primarily provide for the safety of our neighbors while attempting to maintain a degree of uniformity to enhance the esthetics and property values within our community. This is guidance in addition to and complimentary of the existing CPHOA covenants and by-laws as well as provisions included in Columbia County Ordinances.

- To accommodate for the special circumstances associated with corner lots (i.e., those homes having two sides bordered by streets), the following guidelines are provided:
  - o With respect to street-side aspects of residential properties, fences such as stockade, shadow-box, or similar construction (as well as associated landscaping such as trees, shrubbery or other vegetation) having the potential to block or obstruct clear views of traffic at associated intersections thereby presenting a safety hazard are not authorized.
  - o Fences constructed of materials which do not obstruct a clear view of intersections (such as metal spindles with no more than a 4-inch gap between spindles, per U.S. building code) are authorized.
  - o Fencing must be black in color to blend with the surrounding landscape while not presenting a distraction to drivers.
  - o Such fencing should not be constructed to exceed a total height of five feet.
  
- As per any proposed plans for fencing within CPHOA, corner lot plans must also be submitted to and approved by the ACC.

[NOTE: Residents can find guidance in Columbia County Ordinances, including Table 12.105.03(2), specifying a 30 feet minimum setback from the center of the road; Table 12.130.04(1), defining front

and side yard fencing allowances; and Figure 12.140.03(1)(2), providing an illustration depicting “lot lines”.]

(This clarification was approved by the CPHOA Board of Directors as of 05/15/2021