

**WESTVIEW ESTATES HOMEOWNERS ASSOCIATION  
EXECUTIVE BOARD RESOLUTION NO. C-12  
(Fences and Shrubbery Fences)**

WHEREAS, section 6, Article XI of the Association Bylaws empowers the Executive Board to adopt administrative rules, policies and regulations governing the enforcement of the Association's Covenants, Conditions and Restrictions ("CC&R's"), and to adopt regulations governing potential fines and assessments for violations thereof; and

WHEREAS, Section 2.5 of the CC&R's entitled "FENCES" and Section 2.8 entitled "LANDSCAPE AND LANDSCAPE MAINTENANCE" addresses kinds of fences and the maintenance of shrubbery; and,

WHEREAS, the Executive Board of the Westview Estates Homeowners' Association is aware that protecting the value of residential property in this subdivision is one of its primary responsibilities; and,

WHEREAS, the Board has found that the value of any residential property is closely related to the appearance not only of that residence, but of other residences in the subdivision; now therefore,

BE IT RESOLVED BY THE EXECUTIVE BOARD:

Section 1. For purposes of 2.5, wooden fences shall preferably be of a "Good Neighbor" design with alternating boards on each side. If not of this design, than all fences shall be built with the finished side facing the neighbor's property and the framing facing the owner. No wood fence shall be painted but rather have a clear or cedar colored stain. All posts and boards are to be maintained so as not to lean or otherwise show signs of decay.

Section 2. For purposes of 2.8, where shrub materials are used at the property lines in lieu of a fence, such as Arborvitae or other common hedge material, height shall not exceed 6' and shall be pruned on its sides. On lots boarding Salem Town at the rear, such plants shall not exceed twelve (12) feet.

Section 3. Violations of these provisions shall be considered a Class A violation and subject to the fines as outlined in Resolution C-1 for a Class A violation.

Section 4. The Resolution shall take effect upon approval.

Approved by the Executive Board March 6, 2018



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Darlene Livermore, President



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Jane Roberts, Secretary