



Fence Policy

The Board of the Woods at White Pine 1 East and 2 Homeowners' Association hereby adopts the following policy regarding fences within the subdivision effective September 18, 2020.

Existing Fences:

Any fences present at the time of the adoption of this policy are allowed to remain so long as the current residents maintain ownership of the property. Upon sale of the property, the existing fences must be removed, or approval granted from the current Board of Directors serving at that time for the new owners to maintain the existing fence.

New Fences:

The Declaration of Restrictions states the following:

Section 3.07

"No fences, walls or other similar structures shall be erected or constructed in the development without the prior written consent of the Architectural Control Committee. Decorative wood or stone type fences in the areas of the corner of each lot are permitted. Fencing for dog kennels need to be approved by the Architectural Control Committee."

Fence Policy Effective September 18th, 2020 (Board members composed ACC)

To provide clarity to residents in regards to solid fences while avoiding the appearance of subjectivity, solid fences are hereby prohibited. Only split rail decorative fences are allowed at yard corners so long as they are not solid, are natural wood (unpainted), and are shorter than 4 feet in height and less than 8 feet in length total. They must also be at least 4 feet off of the sidewalk if a sidewalk is present. Privacy screening can be accomplished through the planting of evergreens. Stone accents are allowed so long as they are less than three feet tall and less than ten total feet in length.

Amending this Fence Policy

If a future Board wishes to amend this policy, they must obtain the signatures of 75% of lot owners in favor of amending the policy.



Policy Enforcing Declaration of Restrictions

The Board of the Woods at White Pine 1 East and 2 Homeowners' Association hereby adopts the following policy regarding enforcement of restrictions within the subdivision effective September 5, 2020.

1. First violation: verbal warning from HOA Board. Warning passed along to the HOA Attorney for record keeping. The owner will be given two weeks to correct the violation.
2. Second violation: written warning from HOA Board. Warning passed along to the HOA Attorney for record keeping. The owner will be given two weeks to correct the violation.
3. Third violation: written fine from the HOA Attorney of \$75. The owner will be given two weeks to correct the violation. Each letter thereafter will result in an additional fine. The amount of the fine shall automatically become a lien on the owner's property until paid.

All HOA Attorney expenses and legal fees related to violations will be billed to property owner in violation. If not paid, they will be assessed to the property owner on an annual basis in their HOA dues. If not paid along with the HOA dues, they amount will be placed as a lien against the home.



HOA Dues and Operations Assistance

The Board of the Woods at White Pine 1 East and 2 Homeowners' Association hereby approves action regarding dues and operations assistance effective September 18, 2020.

The Board determined a 2021 Annual HOA dues of \$100 per lot to cover necessary expenses.

The HOA Board is responsible for the operation, management, maintenance and improvement of the common lands and facilities as outlined in the By-Laws. If volunteers are for maintenance cannot be found, the Board will obtain quotes and hire a company to maintain these common lands and facilities, paid via HOA dues.

The HOA Board will address annual insurance policies and maintain the checking account. If the Board is having difficulty collecting HOA dues, the HOA Attorney may assist.

The Board will coordinate with the HOA Attorney on the Annual Meeting agenda. The HOA Attorney will moderate the Annual Meeting.