

WINDSTORM PARK HOA
P.O. Box 910
Fairview, OR 97024

2013 ARB GUIDELINES UPDATE

Introduction:

The Windstorm Park Homeowner Association ("Association") is governed by the Covenants, Conditions and Restrictions ("C, C & Rs") dated February 24, 1998, Document #98027957. As provided for in the C, C & Rs, the Association amended certain portions of the Architectural Rules through the adoption of the ARB Guideline Update/Clarification dated 6/23/2004 ("2004 Update").

The Architectural Review Board ("Board") adopts the following Fence Guidelines to supplement the C, C & Rs and the 2004 Update.

I. FENCES ALONG STREET FRONTAGES:

a-A fence up to 48" in height may be erected not less than 48" from the edge of any ROW subject to the following restrictions:

i. Fences along any street are restricted to the frontage between the back of the house and the rear property line except where a fence interferes with any setbacks including along any alleys and creeks. Where a conflict exists along an alley or at a creek, the restrictions at alleys and creeks shall apply.

ii. A fence may run from the back of the house towards the rear of property to a point where it meets required setbacks such as an alley or creek.

iii. No fence may be installed along any elevation of the house facing any right-of-way except along the alley which must be setback 48" from the edge of right-of-way closest to the house.

b-Any fence allowed as described in (a) above that will be taller than 48" will be setback from any right of way a distance not less than the height of the fence. As an example a 60" fence would have to be setback 60" from the sidewalk except along the alley where a fence up to 72" in height may be located at least 48" from the closest edge of the alley.

c-Any new fence built under these conditions would have to meet all other fence requirements set forth in the C, C & Rs and the 2004 Update.

d-Any fences installed prior to January 1, 2012 are approved. Any fences under dispute with the ARB at the time of this rule are not approved.

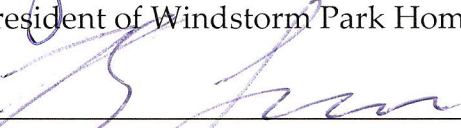
The Association through its Officers and the Board has reviewed and approved this revision to the C,C & Rs.



President of Windstorm Park Homeowners' Association

8/19/13


Date



Secretary of Windstorm Park Homeowners' Association

8/21/13

Date



ARB Member

8/19/13

Date



ARB Member

8/23/13

Date

ARB Member

Date

ARB Member

Date