

FENCE AND WALLS

(CC&R's, Exhibit "B" Landscape and Design Guidelines): Plans to raise the height of a party wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the Architectural Committee prior to construction. Walls must be stuccoed and painted to match the existing dwelling or wall in texture and color. Per the City of Glendale, walls within a residential district must not exceed 6 feet in height (Walls, Section 7.201).

(Resolution, Adopted January 25, 1999): A wall that is adjacent to streets or Common Areas shall be treated as through the wall is a party wall with the street or common area constituting a Lot owned by the Association, except that any portion of such wall consisting of decorative metal-work that was originally on such wall (or any replacement thereof) shall be the sole responsibility of the Association (subject to an Owner's liability for repairs that would be such Owner's sole responsibility under sections 7.3 or 7.4). Notwithstanding the foregoing, (a) the provisions in sections 7.3 and 7.4 regarding an Owner's sole liability for repair of damage caused by such Owner's guests or licensees shall not apply to damage resulting from guests or licensees of the Association and such damage shall be considered caused by unrelated third parties and (b) the rule in section 7.4 regarding damage arising from events occurring on a particular Owner's Lot shall not apply to damage arising from events occurring on streets or Common Areas. Notwithstanding the foregoing, any damage to a wall that is covered by the Association's casualty insurance shall, the extent of proceeds actually received from such insurance, be paid for by the Association.

Common Walls

(Resolution, Adopted July 26, 2005): Alterations, whether structural, artificial, or decorative, to theme, common area, or walls adjacent to streets is prohibited. This includes but is not limited to raising the height, removal of block and replacement with view fencing, and installation of gates.

Backyard Wrought Iron Pool Fencing

(Resolution, Adopted February 21, 1997): The specifications for backyard wrought iron pool fencing installation on a Lake Lot or a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home.

Backyard Wrought Iron Fence and Gate Installations

(Resolution Revision, Adopted June 9, 1997): The following backyard wrought iron fence and gate installations for lake lots without back walls or fencing shall be installed according to the following specifications.

1. Wrought iron fencing and gate must match existing wrought iron fence color (beige), in the community bordering the lakes or between the open areas lake lots and the water. Paint Color: G-91 Hermit Frazee Match, Enamel Base.
2. Fence must be installed behind the 10' Lake Maintenance Easement as measured from the back of the lake wall.