

TUSCANY VILLAGE COMMUNITY ASSOCIATION

**ARTICLE IV USE RESTRICTIONS I. Maintenance of Lots and Improvements. (iii) (v)
Rule Regarding Wooden Fencing**

The Tuscany Village HOA Board has decided to exercise its right to interpret:

“ARTICLE IV USE RESTRICTIONS I. Maintenance of Lots and Improvements. The Owner of any lot in the Development shall at all times maintain the lot and any improvements situated thereon in such a manner as to prevent the lot or improvements from becoming unsightly and, specifically, such Owner shall:

(iii) Prevent the existence of any condition that reasonably tends to detract from and diminish the aesthetic appearance of the Development.

(v) Keep the exterior of all improvements in such a state of repair or maintenance as to avoid their becoming unsightly.”

“ARTICLE V ASSOCIATION 5.8 Powers of the Association. The Association may adopt, amend or rescind reasonable rules and regulations (not inconsistent with the provisions of this Declarations) governing the use and enjoyment of the Common Areas and the management and administration of the Association, in each case as the Association deems necessary or advisable. The rules and regulations promulgated by the Association may provide for reasonable interest and late charges on past due installments of any regular or special assessment or other charges or fines against any Owner or Lot. The Association shall furnish or make copies available of its rules and regulations to the Owners prior to the time when the rules and regulations become effective.”

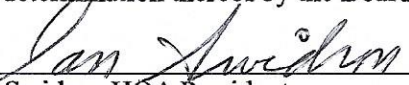
ARTICLE VI ARCHITECTURAL REVIEW COMMITTEE 6.2 Purposes and Powers of Architectural Review Committee (ii) Power of Disapproval.

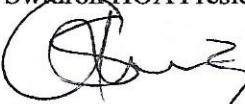
(b) The design or color scheme of a Requested Change is not in harmony with the general surroundings of the lot or with the adjacent Residence Units or related improvements; or


(c) The Requested Change in their opinion of the Architectural Review Committee would not preserve or enhance the value and desirability of the Real Estate or would otherwise be contrary to the interests, welfare or rights of the Developer or any other Owner.”

It has been deemed by the HOA Board that no wood style fences will be allowed to be constructed, erected or placed on any lot in Tuscany Village from this day forward. Note: Existing wood style fences will be “Grandfathered” approved with the stipulations to the above Articles of Use Restrictions and Maintenance of Lots and Improvements. Thirty (30) days will be given from the day of notice to complete the necessary repairs and/or maintenance. “Grandfathered” wood style fences are to be consistent and in harmony with the general surroundings.

The determination thereof by the Board shall be binding on each and all such owners/renter/residents.

 Date: 5-12-17
Dan Swidron HOA President

 Date: 5/12/2017
Ashok Vaja HOA Treasurer

 Date: 5-12-17
Alan Coppinger HOA Secretary