

CLARIFICATION OF WALL/FENCE AND GATE POLICY

The Wall/Fence and Gate policy has changed as Resort-style structures and improvements have increased. This document will explain what can and can not be done with exterior Walls/Fences and Gates. All Walls/Fences and Gates must be submitted to and approved by the Architectural Committee before the start of any work.

Wall/Fences and Gates can be up to a rear property or PAL easement line only. They must remain inside those property boundaries. Side Walls/Fences and Gates must be inside of those side property boundaries unless there is a properly executed and filed Common Wall Agreement. The LOA office must have a stamped approved copy of the agreement in our file from the Yuma County Recorder's Office before approval will be given.

Wall block material must be of the same color and style as the Resort Wall/Fence. Alternate materials (stucco, rock, etc.) maybe submitted for consideration on an individual basis. No wooden materials may be used for the Wall/Fence or Gates within the Resort. Metal must be of the same style, color, and material finish as used within the Resort and Clubhouse Pool area. The maximum height of any Wall/Fence is 5 feet measured from the inside of the wall base to the top cap. When any part of the Wall/Fence and Gate is in the front 10-foot setback the maximum height will be 3 feet measured from the inside of the wall base to the top cap. No Wall/Fence and Gate can be placed within 3 feet from the back of the curb. (3 X 3 Rule) Special attention to the City of Yuma off street parking code should be made when constructing the front Wall/Fence and Gate.

Gates may be placed up to the PAL rear set back building line or up to the rear property line adjacent to Common Areas but there can be no permanent or temporary step-downs outside those boundary lines unless approval is given before construction.