

Andover Forest Homeowners Association
C/o EMG Management Services, LLC
141 Prosperous Place, Suite 21B
Lexington KY 40509

Whereas the Association has a Declaration, Articles of Incorporation, and Bylaws, and,

Whereas the Association is charged with certain responsibilities regarding the care, maintenance, and service of certain portions of the community, and,

Whereas Article VI: "Architectural and Landscape Control" of the Declaration empowers the Association with authority over the construction of fences to ensure the uniformity of appearance and conformity with existing structures,

Now, Therefore, Be It Resolved That the Association through its Board of Directors will administer said Declaration, Articles, and Bylaws in accordance with the following procedures:

- I. All fences must be approved in writing by the Board of Directors of the Association prior to construction.
 - a. The Association shall provide a fence construction application for this purpose. The application shall require specific information, such as the fence type (wood picket or metal), fence height, and a diagram, showing the fence on the recorded plat of the property in relation to the home. This information must be provided by the homeowner before the Board of Directors can review the application. Incomplete applications shall be returned to the homeowner.
 - b. The final layout and construction of the fence shall be identical to the layout and specifications submitted with the application. It shall be the responsibility of the homeowner to insure the fence does not encroach upon adjoining properties or easements. Should the construction of the fence need to change to avoid encroachment, or for any other reason, the homeowner must seek the written approval from the Association before construction proceeds.

- II. All fences must conform to the architectural character of the existing construction, which is typically the home, and shall be limited as per the following specifications and circumstances:
 - a. All fences shall be limited to either metal or wood picket.
 - b. No fence shall be higher than four (4) feet.
 - c. No fence shall extend toward the street past the rear wall or rear corner of the home.
 - d. No fence shall be painted:
 - i. Only black metal fences shall be permitted.
 - ii. Wood fences shall not be painted or stained.
 - e. No privacy fence shall be permitted.
 - f. No fence shall be erected or constructed on any lot abutting the Andover Golf and Country Club.

Phone: 859-263-7681 Fax: 859-264-1112

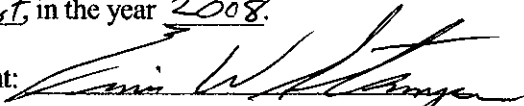
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- III. All fences must be maintained in good repair and condition at all times:
 - a. Broken fences, such as fences with missing pickets or gates, must be repaired or replaced immediately.
 - b. Rust and other types of stains or discolorations must be removed immediately.
- IV. The following exceptions shall apply:
 - a. Lots which abut the Andover Golf and Country Club shall be permitted to install a fence to surround a pool in order to comply with the LFUCG Code of Ordinances. The fence shall be subject to approval as per Section I of this policy.
 - b. Lots which abut the "Rail Trail" shall be permitted to install a six (6) foot privacy fence along the rear property line only. The remaining sections of fence along the sides and wrapping to the rear corners of the home shall be no higher than four (4) feet. The fence shall be subject to approval as per Section I of this policy.
- V. This resolution shall be binding on all homeowners of the Andover Forest Homeowners Association, Inc.
- VI. This resolution may be amended from time to time by the Board of Directors of the Association at a meeting duly called and with a majority of directors constituting seventy-five (75%) of the directors entitled to vote at such a meeting.
- VII. Nothing in this resolution shall require the Andover Forest Homeowners Association, Inc. to take specific actions other than to notify homeowners of the adoption of this policy resolution at their last known mailing address.

IN WITNESS WHEREOF, the undersigned Board of Directors have executed this resolution the 14 day of August, in the year 2008.

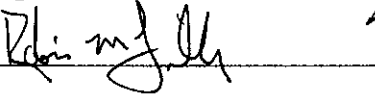
President:



Printed Name:

Ernie W. Stampet

Secretary:



Printed Name:

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