

Cypress Ridge Community Homeowners Association, Inc.

A Corporation Not-For-Profit

RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE ADOPTING AND THE BOARD OF DIRECTORS APPROVING PLANNING CRITERIA REGARDING BACKYARD LOT FENCING WITHIN CYPRESS RIDGE

THE FOLLOWING RESOLUTION IS SUBMITTED TO THE ARCHITECTURAL REVIEW COMMITTEE AND THE BOARD OF DIRECTORS OF CYPRESS RIDGE COMMUNITY HOMEOWNERS ASSOCIATION, INC., FOR CONSIDERATION AT A JOINT MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE AND BOARD OF DIRECTORS TO BE HELD ON

April 17, 2023

Recitals

WHEREAS, CYPRESS RIDGE COMMUNITY HOMEOWNERS ASSOCIATION, INC. (the "Association") is the homeowners association which operates the residential community of Cypress Ridge ("Cypress Ridge") pursuant to that Declaration of Covenants, Conditions, Easements, and Restrictions for Cypress Ridge recorded at Official Records Book 5306, Page 1763, et. seq., public records of Osceola County, Florida, as thereafter amended and supplemented ("Declaration"); and

WHEREAS, Article VII of the Declaration subjects all Lots and Dwellings within Cypress Ridge, including Improvements thereon and alterations thereto, to architectural review and authorizes the adoption of Planning Criteria related thereto by the Architectural Review Committee of the Association ("ARC"); and

WHEREAS, the ARC has determined that in furtherance of maintaining and ensuring a harmonious, uniform and aesthetically pleasing community of Dwellings consistent with the common scheme of development of Cypress Ridge, that it is in the best interest of the Association and its Members to adopt, as part of its Planning Criteria, guidelines, standards, rules and specifications concerning the installation, construction, and alteration of backyard fencing upon the Lots in Cypress Ridge; and

WHEREAS, pursuant to Article VII of the Declaration, adoption of Planning Criteria is subject to the prior approval of the Board of Directors of the Association, and the Board, in its discretion, has determined that adoption of the criteria is in the best interest of the Association and its members and desires to manifest its approval thereof; and

NOW THEREFORE, the ARC and Board hereby adopt and approve the following criteria governing the installation, construction, maintenance and alteration of backyard fences upon the Lots in Cypress Ridge. Capitalized terms herein shall have the same meaning as contained within the Declaration, unless provided to the contrary herein.

1. **Backyard Fencing.** For purposes hereof, "backyard fencing" shall mean any fence or portion thereof to be installed upon a Lot for purposes of enclosing that portion of the Lot located behind the dwelling thereon.
2. **Survey Required.** A survey is required with applications for backyard fences, showing the proposed location of the fence, including any gate(s) to be located therein.
3. **Location/Dimensions.** Backyard fencing may be installed only as provided herein. To ensure uniformity in the community of such fences, backyard fences may be installed only in the locations of the Lots as shown in dashed green markings on Exhibit "A" attached hereto, or as reasonably close thereto as possible in compliance with the restrictions herein. Any portion of backyard fencing which runs along the outside Lot line of a Lot located at the end of a townhome building shall be directly in line with, and not extend past the outside side wall of the townhome building, as shown on the Exhibit "A" attached hereto. The lengths of the portions of the backyard fence as reflected on Exhibit "A" are approximations. While any

backyard fence shall conform as closely as possible to the dimensions shown on Exhibit "A," in no event shall anything herein be applied to authorize an owner to enclose any portion of the Common Area or portion of an adjoining Lot. Without limitation of the foregoing, the sides of any backyard fence shall extend from the rear wall of the dwelling along the side Lot lines thereof to the rear of the Lot line of the Lot or fifteen (15) feet from the rear wall of the dwelling, whichever distance is shorter. In the event a backyard fence has already been installed upon an adjoining Lot, such that a fence is already installed on the side lot line between the two adjoining Lots, the owner wishing to install a backyard fence upon their Lot shall install the remaining three sides of the fence upon their Lot, with the portion of such fence running along the rear Lot line thereof installed so as to immediately abut the side of the backyard fence of the adjoining Lot.

4. Height. Backyard fences must be 6' in height.
5. Gate. Each backyard fence shall contain one gate of the same material and color as the rest of the fence, which gate shall be located as shown on the attached Exhibit "A."
6. Color/Style/Material. Backyard fences must be constructed entirely of white vinyl/PVC of a style as shown on the Exhibit "B" attached hereto.
7. Irrigation Relocation. Any portion of the irrigation system serving to irrigate the owner's Lot must be relocated, at the expense of the Lot Owner, so as to be inside the Owner's fence.
8. Tree Relocation. Any trees located upon the Lot boundaries must be relocated to the Common Area outside the Owner's Lot at the Owner's sole cost and expense.

We, the undersigned members of the ARC and the Board, certify that the foregoing is a true and correct copy of the Resolution adopted at the joint meeting of the ARC and Board held on 4-17-2023, which meeting was called and held after due notice was given and at which meeting a quorum of the Board and quorum of the ARC were present and that such Resolution was adopted upon a majority vote of the ARC and Board. We also certify that as of this date, the following are Directors/Officers of this Association and committee members of the ARC and that the signatures set forth are their true signatures.

CYPRES RIDGE COMMUNITY HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS

<u>Alexandra</u> Director	<u>04-17-2023</u> Date
<u>Emily Carter</u> Director	<u>4-17-2023</u> Date
<u>[Signature]</u> Director	<u>4-17-2023</u> Date

ARCHITETURAL REVIEW COMMITTEE

_____ Committee Member	_____ Date
_____ Committee Member	_____ Date
_____ Committee Member	_____ Date

IN WITNESS HEREOF, Cypress Ridge Community Homeowners Association, Inc., has caused these presents to be executed in its name, this ____ day of _____, 20____.

**CYPRESS RIDGE COMMUNITY HOMEOWNERS
ASSOCIATION, INC.**

By:

Secretary