



Fence Screen Policy for Two Rivers Homeowners Association Inc.  
April 8, 2024

In various locations throughout Two Rivers, but especially along Island Wood Dr. and Mace Rd., homeowners have installed various media along their existing wrought iron fences to create ornamental and/or privacy screens. It is the sense of the Two Rivers Board of Directors (“Board”) that these screens constitute a substantial physical and visual modification of the approved fences under the existing Covenants, Codes & Restrictions (CC&Rs) for Two Rivers. Moreover, almost all of the screens were installed without the approval of the Architectural Control Committee (ACC).

Recognizing that the common area landscape has experienced erosion through the years, as well as various obstacles to healthy growth of certain foliage, especially along the south side of Island Wood Dr. and Mace Rd., the Board, along with the ACC, acknowledges that it will take time for homeowners to plant adequate natural materials to serve the purpose that ornamental and/or privacy screens attempt to address. The Board, further, upon the advice of the Landscape Committee, understands that it will also take time for the common area landscape in the affected areas to mature sufficiently to serve the same purpose.

Therefore, with the approval of the Board, the ACC will not refer violations of the CC&Rs for the installation of unapproved ornamental and/or privacy screens to the Board or to its management company for enforcement until May 1, 2026. At that time, however, all existing privacy screens, except those specifically authorized by the ACC, must be removed at the homeowner’s expense. Beginning May 1, 2026, violations for maintaining or installing an ornamental and/or privacy screen without ACC approval will be referred for a violation.

Adopted by the Two Rivers Subdivision Homeowners Association Board of Directors on April 8, 2024.

Two Rivers HOA President -

04/19/2024

Date

Two Rivers HOA Secretary -

04/20/2024

Date