

FENCE POLICY
STARLIGHT MESA HOMEOWNERS ASSOCIATION
a California unincorporated association

This Fence Policy (“Policy”) revokes all previous operating rules, regulations and policies regarding the same matters and substitutes in their place this Policy. This Policy applies to all homeowners at Starlight Mesa Homeowners Association (“Association”).

1. Application. Prior to the installation, removal or relocation of a fence situated on a separately owned lot, Owners must submit a detailed description of the proposed improvement, together with plans and specifications, to the Board of Directors for approval. The application must include a detailed, dimensioned drawing of the proposed improvements including, among other details, the height, material, color, and location of the fence to be constructed.

2. Conditions of Approval.
 - a. If the proposed improvements would enclose a portion or all of the “areas for common maintenance purposes,” as defined in the CC&Rs¹ and designated on the Tract Map² (“Common Maintenance Area”), Owners must:
 - i. Sign a covenant agreeing to take over the maintenance responsibility of the Association for the portion of the Common Maintenance Area which will be enclosed by the proposed improvements (“Covenant for Maintenance”); and
 - ii. Submit a \$750 fee along with their application, to cover the costs of preparation and recording of the Covenant for Maintenance.

 - b. Any Association owned sprinklers in the Common Maintenance Area, which will be enclosed by the proposed improvements, must be relocated by the Owner, at the Owner’s expense. Any relocation of irrigation must be performed by a licensed and insured landscape maintenance contractor.

 - c. Owners are prohibited from installing a fence in the commonly owned areas, or to relocate a fence beyond the property line of their separate lots. To determine boundaries of an individual lot, Owners must hire a surveyor, at their own expense.

¹ Declaration of Covenants, Conditions and Restrictions for Starlight Mesa Homeowners Association, recorded in the Los Angeles County Recorder’s office on January 12, 1967 as Document No. 2899

² Tract Map No. 30362, Book 755, Pages 67 to 71, recorded in the Los Angeles County Recorder’s office on May 20, 1966

- d. Owners are prohibited from placing any signs on the fence or anywhere on the property (inside or outside) near a fence.
 - e. All work must be completed per approved plans and specifications.
 - f. The proposed improvements must not violate any Los Angeles County ordinances.
 - g. The proposed improvements must not cause or contribute to a loss of integrity or structural stability of slopes.
 - h. The proposed improvements must not interfere with the ability of the Association's landscape maintenance contractors to access the adjacent common areas and slopes for maintenance purposes.
2. Review & Approval. The Board will review the application for completeness, and ensure the proposed improvements meet the guidelines set in this Policy, and conform and harmonize with the general quality and appearance of other improvements in the community. Once an application for the proposed improvements is approved:
- a. As necessary, the Board will authorize the counsel for the Association to prepare a Covenant for Maintenance.
 - b. Lot Owner signs the Covenant for Maintenance and the document is held by the Association.
 - c. Lot Owner notifies Association that improvements are complete.
 - d. Improvements are inspected by the Association to determine compliance with the approved plans.
 - e. If improvements are accepted by the Association, an Officer of the Board will sign the Covenant for Maintenance.
 - f. Covenant for Maintenance is recorded, a copy is retained by the Association, and a copy is given to the Lot Owner.