

Starlight Ridge South Homeowners Association

**PROPOSED RULE CHANGE TO ARCHITECTURAL GUIDELINES
REGARDING SHARED FENCE REPLACEMENTS**

Purpose: The purpose of the proposed rule change is to promote attractive fences by agreement between homeowners who share a fence along their property line in regard to any application for a shared fence replacement.

Effect: The effect of the proposed rule change, if adopted by the Board, will be to require homeowner applicants seeking architectural approval for replacement of a shared fence to submit signed agreement(s) with neighbor(s) along the fence line as a requirement of the Association's Architectural Guidelines as set forth below.

Proposed Change to Architectural Guidelines

Architectural Guideline E.1.c is hereby revised to read as follows:

c. Shared Fence Agreements Required. No double fences shall be constructed. The replacement of a shared fence located along a property line between two lots requires the submission of an agreement in the form attached as Exhibit "B" indicating the property owners on both sides of the fence have agreed on the replacement fence material, design, color and height. Any applicant seeking architectural approval for replacement of a fence which is shared with multiple adjacent lot owners shall submit a signed agreement in the form attached as Exhibit "B" for each neighboring lot owner.

You may offer written comments regarding the proposed rule change to the Board by submitting the same in care of the management company by Thursday, May 9, 2025. You may also attend the Board of Directors open meeting scheduled for Tuesday, May 20, 2025 at Avalon Management - 43529 Ridge Park Drive, Temecula, CA 92590.

Thank you for your consideration of the proposal. The Board looks forward to considering your comments.

Sincerely,

Board of Directors

Starlight Ridge South Homeowners Association

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EXHIBIT "B"

**AGREEMENT BETWEEN NEIGHBORING LOT OWNERS
REGARDING REPLACEMENT FENCING**

Applicant Lot Owner: _____

Applicant Lot Owner's Name(s) and Address

Neighboring Lot Owner: _____

Neighboring Lot Owner's Name(s) and Address

The undersigned agree that the replacement fencing on the boundary between their lots shall be constructed as follows:

Fencing Material: _____

Fence Design: _____

(Please attach a picture showing the proposed design, if available)

Fence Height: _____

Fence Color: _____

Any sharing of cost of replacement fencing between the two lot owners is a matter to be worked out between the two of them. Lot owners are referred to California Civil Code Section 841 for guidance in that regard.

The undersigned owners agree that the foregoing fencing material, design, height and color are acceptable to each of them and request the Architectural Committee approve the application for the replacement fencing.

Dated: _____

Applicant Signature(s)

Applicant Address

Dated: _____

Neighbor Signature(s)

Neighbor Address

Note: Architectural Committee approval of the fence replacement application is required before the fence replacement proceeds.