

**NOTICE OF ADOPTION OF RULES AND REGULATIONS BY
HOMEOWNERS ASSOCIATION**

The undersigned, being the President of Homecoming at University Park Homeowners' Association, Inc., hereby gives notice that the following rules and regulations were adopted by the Board of Directors with an effective date of June 1, 2011.

RESOLVED that the Association is authorized and hereinafter directs the Board, the Property Management Company and the Development Control Committee (the "DCC") to follow and utilize the following detailed fencing descriptions when reviewing any improvement request for fencing.

Fencing Height: A fence with any of the described decorative details below will be allowed to be six (6) feet in height at its highest point, excluding post caps.

- a. a concave arch slope in the middle of a fence panel where the outer height of the fence does not exceed 6' in height (cape cod)
- b. a convex arch slope in the middle of a fence panel where the middle height of the fence does not exceed 6' in height (scallop Victorian)
- c. a decorative detail saw cut into the top of the individual 1" x 4" or 1" x 6" fence boards to create a more pleasing appearance of the fence, such as: dog-eared clips, pointed picket style boards, gothic style pickets or any other detail acceptable at the sole determination of the Board. Note: a 2"-3" wide pointed "stockade" style fence is not deemed an acceptable fencing style per this description.
- d. horizontal trim boards across the top of the fence (with cap if needed); the horizontal trim board for this style of fence must be uniform on both the interior and exterior view of the fence.
- e. a lattice style top
- f. any fencing, not within the above-mentioned approved decorative detail fencing styles, which may be considered decorative by the DCC Committee and/or Owner (outside of stockade style fencing) and meets the aggregate height of six (6) foot; may be presented to the Board of Directors for review to determine if the specific fence is approved or denied.

RESOLVED that the Association is authorized and hereinafter directs the Board, the Property Management Company and Development Control Committee (the "DCC") to follow and utilize the following detailed prohibited vehicles descriptions when reviewing any complaints regarding prohibited vehicles.

Commercial Vehicle: A commercial vehicle as it pertains to the prohibited vehicles will be further defined as:

a. a vehicle in excess of $\frac{3}{4}$ ton which may or may not have commercial writing on their exteriors

b. Furthermore, Section 7.4 (b) Prohibited Vehicles is not intended to prohibit parking of “residential vehicles” (as defined by the Board) with company or corporate names, logos, information, etc... Residential vehicles are defined as a car, truck or van that is similar in size to normal passenger vehicles and other then simple modifications such as ladder racks or solid side panels on the vehicles would typically fit in the garage of a home.

By: _____
Chanchal Singh,
President of Homecoming at University Park HOA, Inc.