

**BOARD RESOLUTION
PVSW HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, the PVSW Homeowner's Association, Inc. ("Association") is the entity responsible for the operation and maintenance of the Ponte Vedra Shores West subdivision in accordance with the Covenants and Restrictions recorded in O.R. Book 488, Pages 255, of the public records of St. Johns County, Florida, as it has been amended and supplemented from time to time (the "Declaration"); and

WHEREAS, the Board of Directors of the Association (hereinafter the "Board") is responsible for the day-to-day affairs and administration of the Association; and

WHEREAS, the Declaration contains various use restrictions regarding improvements and other items that Owners may place upon the Lots; and

WHEREAS, Article V of the Declaration states the following regarding fences:

No building, fence, wall, or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board.

WHEREAS, Article VII, Section 4 of the Declaration also provides the following regarding fences:

Section 4. Fences. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line.

WHEREAS, the Board deems it necessary to adopt guidelines for fences that Owners are permitted to install upon the Lots in accordance with Articles V and VII of the Declaration.

NOW, THEREFORE, it is hereby resolved as follows:

1. The above recitations are true and correct and are hereby incorporated into this Resolution.
2. The following definitions shall apply to these Rules:
 - A. **Shared Fence Owners:** Owners of Units on Lots where a fence separates portions of the Lot.
 - B. **Existing Shared Fences.** Shares fences in existence on the effective date of this Resolution.
 - C. **Private Fence.** A fence which is located completely on the Lot of the Owner who requests the right to construct same.
 - D. **Shared Fences.** Fence situated on a Lot owned by Owners of more than one Unit.

3. No construction may commence on any fence until the requesting Owner(s) obtains approval as provided for in the Declaration. If an Existing Shared Fence is to be replaced with a Shared Fence, and the Shared Fence Owners cannot agree on the type of fence to be constructed, the Shared Fence must be of the same material, style and color as the Existing Shared Fence being removed, as long as it is in compliance with these Rules and any other then-current ARC guidelines. If not in compliance with these Rules or the then-current ARC guidelines, no new Shared Fence will be approved until the Shared Fence Owners reach an agreement.
4. Notwithstanding their physical condition, all Existing Shared Fences and Shared Fences may be removed if all Shared Fence Owners agree to do so in writing. If such agreement is reached, there is no legal obligation to replace any such fence; however, before any Owner may construct such a fence, they must obtain written approval from all Shared Fence Owners of the new Shared Fence to ensure that all such Owners are aware of their joint maintenance, repair and replacement requirements and responsibilities.
5. The cost of reasonable repair and maintenance and the cost of replacement of Existing Shared Fences and Shared Fences shall be shared equally by all Shared Fence Owners, unless the Shared Fence Owners otherwise agree in writing and provide the Association with said written agreement.
6. Owners must install side gates on all Shared Fences to provide access to all Shared Fence Owners across the back yards. In the alternative, and if the Shared Fence does not extend to the property line of the Lot, then a rear gate can be installed by an Owner.
7. Shared fences shall not be installed within 3-6 feet of the rear property line.
8. Existing Shared Fences shall be allowed to remain on the Lots. However, in the event that fifty percent (50%) or more of the fence must be replaced, Owners must comply with the provisions in these Rules.
9. Fences and gates for fences shall not exceed six feet (6') in height.
10. Fences and gates for fences shall be of wood, PVC, vinyl, or composite PVC.
11. The individual slats for the fences must be no more than nine inches (9") wide.
12. Fences shall not block or interfere with any driveway.
13. Fences shall not obstruct the view of approaching traffic in each direction.
14. To obtain approval for the installation of a fence, the Owner must submit the following with his or her architectural application:
 - a. Survey of the Lot indicating the proposed location of the fences, utility and other easements on the plat, required county setbacks, the location of any other improvements on the Lot, and the property lines of the Lots, and Units, if applicable;
 - b. Written consent of all Shared Fence Owners, if applicable;

c. Written maintenance agreement of all Shared Fence Owners, if applicable.

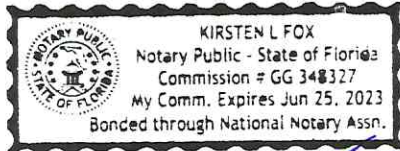
THIS RESOLUTION WAS CONSIDERED AT A MEETING OF THE BOARD OF DIRECTORS OF THE ASSOCIATION DULY NOTICED AND HELD ON June 8, 2022. THERE WERE 4 VOTES IN FAVOR AND 1 VOTES OPPOSED.

Dated this 8 day of June, 2022

PVSW HOMEOWNERS'
ASSOCIATION, INC.,
a Florida corporation not for profit

BY: Will E. Capley
President

BY: Bob Reimer
Secretary



Kirsten L Fox