

TOWN AND COUNTRY COMMUNITY CORPORATION

POLICY RESOLUTION NO: 3
Pertaining to Fences

WHEREAS, Town and Country Community Corporation (“Association”) is a community association organized and operating pursuant to the Virginia Property Owners’ Association Act (“Act”) and the Association’s Governing Documents; and

WHEREAS, Article Four, Section 1 of the Association’s By-laws states that the “affairs of the corporation shall be managed by its board of directors;” and

WHEREAS, the Board of Directors for the Association (“Board”) has determined that there is a need to update its policies and procedures for fences in the community;

NOW THEREFORE, BE IT RESOLVED THAT the following policies and procedures are hereby adopted pertaining to fences in T&CCC:

- 1: No fences of any type shall be permitted on any of the lots forward of the front line of the building.
- 2: No metallic fences shall be permitted on any front, rear, or rear side of the home’s lot.
- 3: Fencing on the rear of the home and along the rear side lines separating the homes may not exceed six feet (6’) in height.
- 4: Any rear fencing must allow for the emergency ingress/egress easement of at least twenty (20) feet wide, clear of any structures and vegetation. (Stafford County Code Sec 22-176)
- 5: Any property that is in violation of any of the fencing policies #1-4 as of 1August2021, shall be waived for the duration of the current owner’s tenure. Any violations must be corrected prior to the sale of the unit.

Effective Date. The rules and regulations set forth in this policy resolution are effective as of 2September, 2021.