

SAUNDERS MEADOW, INC.
PO BOX 390
IDYLLWILD, CA 92549

POLICY ON ARCHITECTURAL ENCLOSURES
Adopted by the Board of Directors
November 13, 1993

BACKGROUND: The Saunders Meadow CC&Rs prohibit fences. It is believed that the original rationale for this was to preserve the rural forested character of the subdivision, to deemphasize "property lines", and to allow wildlife and residents to walk freely about through the subdivision. The CC&Rs also require dogs to be leashed so they don't disturb wildlife and neighbors, and limit outbuildings, as well as require owners to keep their dogs tidy.

In recent years with more families in full time residence, there are more dogs. Keeping them on leash all the time is impractical. Some owners have built pens while others let their dogs roam. People also have more "things" to store and often don't have shed or garage space for them. Many lots consequently have more "stuff" on them, including sizable wood piles covered with unsightly tarps. It is difficult to say which "stuff" violates the CC&Rs, and enforcement is problematic.

While these may be realities of contemporary life, the consensus appears to be that the result is a lessening of the visual attractiveness and natural forest quality which brought us all here in the first place. Can anything be done about this that achieves the desired result while still being fair and reasonable?

PROPOSED POLICY: No change in the CC&Rs is proposed. This is an interpretation of the architectural policy to include "Architectural Enclosures" as follows:

Owners may construct yard enclosures of not more than 500 square feet in area, which must be at least partly contiguous to the house or garage. Enclosures for pets and outdoor storage may be up to 6 feet high and the preferred construction of wood, sufficiently solid to screen the view, oiled, stained or painted to match the house, and may have gates as needed which also should be opaque. Enclosures which are for pets only may be built of dark green, brown or black vinyl coated chain link up to 6 feet in height, properly constructed with posts and rails, and tensioned per manufacturers recommendations. Ordinary galvanized chain link and plastic or metal screening inserts will not be permitted. The reason for this is that the green, brown or black finish tends to make the installation less visible in a wooded setting. All enclosures must be no closer than 10 feet from any property line, and may not be on the street or road side of the house unless of the wood opaque type.

All proposed enclosures should be submitted in sketch form for Board approval, as for any other architectural change.