

WALNUT CREEK HOA, INC.
c/o EMG Management Services, LLC
141 Prosperous Place, Suite 21B
Lexington KY 40509

Fence Application

Name: _____

Property Address: _____

Home Phone: _____ Work Phone: _____

Email address: _____

Mailing Address (if different from above): _____

DESCRIPTION OF PROPOSED FENCE

Note: Please include type, style, color, materials, and height. A picture or brochure is helpful. Also include an explanation of the how the fence conforms to the restrictions and building lines. If the proposed fence does not conform, please give special reason(s) for non-compliance, such as to enclose a patio door or meet the neighbor's fence on the side of the house where the rear of their house sits forward of your house.

The Lexington-Fayette Urban County Government requires a building permit for improvements to the property, such as a fence. Please attach a copy of the permit from LFUCG Division of Building Inspection with this application. The Association will not review applications without this permit. Please allow 7 to 10 business days for a response from the Association.

(Continues on Page 2 with drawing)

Reviewed by Board of Directors

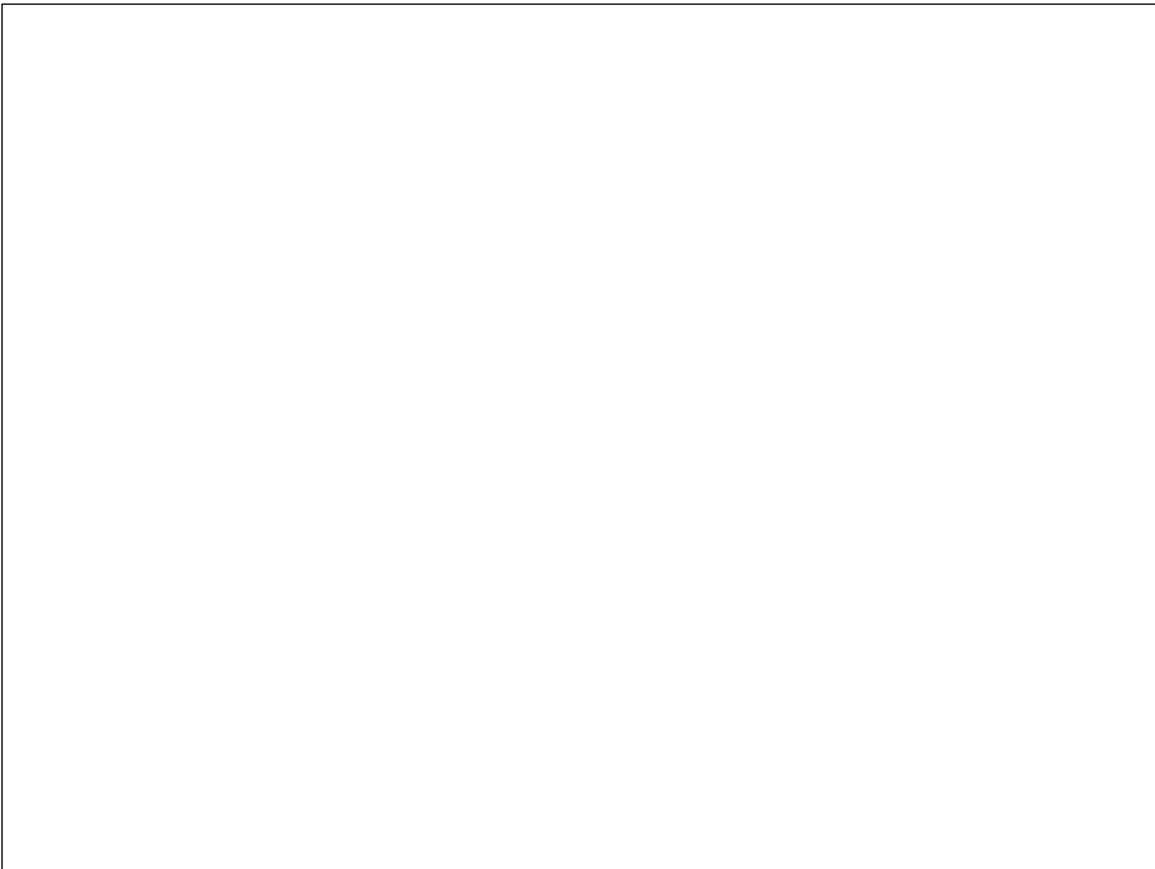
Date: _____ _____ Approved _____ Denied

Approved By: _____

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Please sketch fence in relation to house, showing where fence wraps to house corners and remains within building (set back) lines. Simple block drawings are adequate. Applications not completed in accordance with these instructions will be returned to the applicant.

Mail, Fax or Email to: Walnut Creek HOA, Inc., c/o EMG Management Services, LLC



(g) Fences: Fences on individual lots (with the exception of fences enclosing tennis courts) shall not exceed a height of six (6) feet. No fence shall extend toward the front or street-side property line beyond the front or side wall of the residence except as approved by the Developer in writing. Only picket fences will be permitted, with the space between slats not to exceed two inches (2"). Drawings of all fences shall be submitted to the Developer for approval prior to construction. There shall be no chain link fencing permitted on any lot. No board fencing (traditionally known as "horse-fencing") shall be permitted. The exterior side of all fences shall be finished. If the natural finish is to be altered by paint, stain or any other finishing technique, it must be approved by the Developer in writing prior to construction of the fence. Fencing on corner lots must comply with all applicable setback lines and will be considered by the Developer on a case by case basis. All fencing plans must be submitted for approval by the Developer in advance of construction. All plans must include a plot plan depicting the location and a diagram and/or picture describing the fence and fencing material.

(h) Air Conditioning and Utility Areas: Air conditioners, utility equipment and utility meters shall be screened from public view in a manner and at a location approved in writing by the Developer. The plans for such screening shall contemplate landscaping and/or permanent fences of solid materials and will be located as far from property lines as reasonably possible.

(i) Mailboxes: All mailboxes shall be of uniform architectural design as determined by the Developer.

(j) Satellite Dishes: No dishes larger than 18" in diameter shall be permitted on any lot, and no dish shall be placed on a lot so that it is visible from the street fronting the residence.

(k) Clotheslines: No outside clothesline shall be erected or placed on any lot.

(l) Signs: No signs of any kind shall be displayed on any lot, with the exception of For Sale or Rent signs (which shall not be greater in size than nine (9) square feet) and signs deemed acceptable or necessary by the Developer.

(m) Temporary Structures: No temporary structure shall be permitted on any lot with the exception of temporary tool sheds and/or field offices used by builders and/or Developer; any such sheds or offices shall be removed when the construction or development has been completed. No such temporary structure shall be used as a residence at any time.

(n) Lighting: No exterior lighting, including recreational and/or security lighting, shall be installed or maintained on any lot which light is found to be objectionable by the Developer. Upon being given notice by the Developer that any exterior light is objectionable, the owner of the lot on which same is located will immediately remove said light or have it shielded in such a way that it is no longer objectionable. This restriction shall not apply to decorative Christmas lights, which may be displayed between November 15th and January 10th only.