

Metal Fencing/Railing Resolution No. 2024-3  
The Governing Documents Are Silent

**Situation:**

Homeowner is wishing to remove older stained wooden fence and install metal fencing/railing around current patio so as to allow the view of back yard.

**Solution:**

The Board of Directors passed a policy resolution that would allow responsive action when owners raise complaints or questions regarding allowed fencing within the community. The Association allows "A homeowner to install a fence no more than six (6) feet from the ground and to be constructed of vinyl, or painted or stained wood. Chain Link fences are prohibited."

**Whereas**, the Board of Directors of The Parkway Place Homeowners' Association, Inc. is empowered to adopt rules for the common areas of the Association pursuant to the Declaration of Covenants, Conditions, and Restrictions, as stated in Article 12, Section 12.1.1, Rules, Regulations and Restrictions, and

**Whereas**, there is a need for the Board to give clarification concerning what is allowed and not allowed for the Parkway Place community, and

**Whereas**, it is the intent that this policy be applicable to fences/railings, until such time this resolution is rescinded, modified, or amended by a majority of the Board of Directors.

**Now Therefore, Be It Resolved That** the following policy shall be adopted by the Board of Directors: Metal fencing is to be an approved material for homeowners to utilize for their patios and backyards thru the approval process by submitting a Change Request Form. Metal fencing shall be no more than six (6) feet from the ground and will be in a color conforming to the community standards. Chain Link fences are prohibited.

Duly adopted by unanimous written consent of the Board of Directors of The Parkway Place Homeowners Association on May 9, 2024.

Board Member	Yes	No/Abstain	Absence
Stephen Minnix	X		
Gary Baber	X		
Sybil Hayes	X		
Karen Hankins	X		
Sue James	X		

ATTEST:

Sybil C. Hayes  
Secretary

5/30/24  
Date

**CERTIFICATE OF MAILING**

I hereby certify that on the 7<sup>th</sup> day of June 2024, a copy of this Resolution was mailed by first-class U.S. mail to all Owners as reflected in the Association's books and records.

Christina J. Moore  
Management Agent