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**1599 Royal Forest Court  
W. Palm Beach, FL 33406**

**March 8, 2010**

**To All Royal Forest Homeowners:**

**It has been brought to the attention of the Board of Directors of the Royal Forest Homeowners' Association that there are numerous units in our community that are not in compliance with our rules and regulations in regard to the fences surrounding the units.**

**As all of you should be aware, if you would like to make a change to the original structure of the unit (color, fence design, door design, additions, concrete slabs, driveway widening, screen enclosures, etc.), you must have the approval of the architectural committee that is the Board of Directors. If any changes are made without the approval of the architectural committee or if proper procedures are not followed, the Association has the right to have you remove or alter any structures/changes you have made.**

**The master insurance policy for our association covers from drywall out and roofs only. If you make changes to the existing structure, it is your responsibility to acquire sufficient insurance to cover this change. The association is not responsible for any damage done to the original structure caused by modifications that you make to your unit or structural changes that are not permitted.**

**The current rule for fences is as follows:**

**Paragraph B "Beautification", sub-paragraph 3 "Fences":**

**Fences must be replaced with one of the approved styles of fence for the development. They are a flat top, shadow box design with either 4-inch or 6-inch slats in wood or in white vinyl that can be 4' or 6' in height. Wood fence posts must be 4 x 4 pressure treated and poured in concrete. Wood fences must be painted with a high quality exterior white paint. Vinyl fences must be kept clean (bleach solution recommended).**

**As there are numerous units that are not in compliance with this rule, the board solicited an opinion letter from our attorney on how best to handle the matter as we understand that times being what they are, we did not want to place any homeowner in a position that**

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**would hinder them financially. The following is an excerpt from that opinion letter.**

**"Unfortunately, at the present time in these economic conditions, I suggest it may well be a financial hardship for many of the homeowners to require them to remove their present**

**fencing that does not comply with the Rules and Regulations and require them to install a fence that does comply. The Board may consider “grandfathering” those homeowners who have installed non-complying fences to permit the fence to remain in place for a period of years, at the end of which time the homeowner would be required to install a fence that does comply with the Rules and Regulations. In the event the homeowner decides to replace the non-conforming fence during that period, the homeowner will be required to replace the non-conforming fence with a fence that does comply after submitting a request for architectural review.”**

**“I also suggest that the Board provide to all homeowners copies of the Architectural Change Request Form together with copies of the Rules and Regulations. I make this suggestion even though all homeowners are provided with copies of the documents at the time they occupy the premises.”**

**Taking our attorney’s recommendation into consideration, at the Board of Directors meeting held on March 3, 2010, it was the unanimous decision of the majority of the board members present that any homeowner that has a fence that does not comply with our current rules and regulations will have five years from the date of this notification to come into compliance and install a fence that does comply. If a fence requires replacement before the five year period expires, the homeowner will be required to change the existing fence to a fence that conforms to our rules and regulations.**

**A copy of this letter is being provided to our property manager. Should you sell your unit before the five year period has elapsed, a copy of this letter will be provided to your prospective buyer so that they are aware of the situation. It will be up to you as the seller and the prospective buyer to decide who will be responsible for this cost.**

**Attached to this letter, you will find a copy of the architectural change form as well as our existing rules and regulations.**

**Once again, we must reiterate that if you are planning to make a change to your original structure, you must have the approval of the architectural committee. If you are ever in doubt as to what the original structure consists of or what is permitted, it is always best to send a letter to the Board of Directors who will be happy to answer your questions.**

**Please let us know if you have any questions or concerns.**

**Sincerely yours,  
Board of Directors  
Royal Forest Homeowners’ Assn.**