



TEMPORARY BACKYARD FENCES POLICY FOR ASSOCIATION-MAINTAINED FENCES

The Association's CC&Rs state that subject to specific limitations, no Improvements, including any exterior changes or alterations to any existing Improvement, may be commenced, erected, or maintained within the Association Properties until they have been approved in writing by the Master Architectural Committee (MAC), per the architectural review standard set forth in the CC&Rs. The Association's Board of Directors (Board) is also authorized to adopt Architectural Standards to guide owner projects, including, but not limited to, with respect to fences, walls, and landscaping, assuring adequate access by the Association in connection with the performance of its duties. (CC&Rs, Section 7.03.) Additionally, the MAC may permit temporary structures to be used in connection with construction on parts of the Subject Property. (CC&Rs, Section 10.12.)

The Board is adopting this Temporary Backyard Fences Policy as a means of allowing owners additional privacy during the development of the former golf course property, as well as to reduce noise and dust during construction, per the above-discussed authority.

Short-term, or temporary fencing options apply only to owners whose backyard fence immediately borders the Lennar properties and development. Specifically, these guidelines apply only to those owners with Association-maintained fences dividing the Association and the previous golf-course property. The cost of installation and removal of any product is the owner's responsibility.

Temporary materials must be removed by January 31, 2026, or within one year of completed construction on your unit.

1. A Master Architectural Committee (MAC) application is not required for temporary backyard fencing, subject to the requirements set forth in this Policy.
2. Owners may be required to immediately remove their temporary fencing or plantings, at their sole expense, and in the Board's sole discretion, in the event such removal is required to allow the Association to undertake its maintenance obligations.
3. Material must be installed on the owner's side of the fence. Non-plant materials can be attached to the wrought-iron fencing using nonmetal fasteners such as plastic zip ties. Notwithstanding the following, owners may be held responsible for any damage caused to Association Properties, including the Association-maintained fence, as set forth in Section 5.07 of the CC&Rs.



4. Temporary materials that are permitted include artificial plant hedge or greenery, bamboo fencing, and canvas privacy screen designed for fences.
 - a. Canvas privacy screens should have gromets for secure attachment, and can only be black, brown, or beige.
 - i. Green, blue, white, orange and camouflage canvas colors are not permitted.
5. Vinyl lattice can be a temporary or long-term fencing option.
 - a. Lattice panels can be brown, black, or dark grey.
 - b. White lattice is not allowed.
 - c. Wood lattice panels are not allowed.
6. Live plants such as hedges, trees and vines can be a short- or long-term option.
 - a. Vegetation shall be planted on the owner's side of the Association fence.
 - b. Invasive plants such as pampas grass, tamarisk, bamboo, cactus, and plants with thorns or spines such as bougainvillea are not allowed.
 - c. Plants should be spaced to allow Association maintenance of the fence as needed.
 - i. Plants must be pruned, at the owner's sole expense, to permit Association-fence maintenance.
 - d. Plants may not be attached or lean on the Association fence.
 - e. Vines must be supported by an independent trellis, not the Association fence.
 - i. Ivy, or similar vines with imbedding tendrils are not allowed.

Materials not allowed for temporary fencing are tarps, plastic sheeting, chain link fence, corrugated metal or plastic panels, and wood pallets. Further, any materials or modifications not specifically permitted by this Policy requires the MAC's prior written consent.

CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

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PICTURE EXAMPLES

Landscape options – fast growing vines, hedges, trees

Hardiness zone 10a - https://plantsexpress.com/collections/shrubs?refinementList%5Bmeta.key_features.grown_zones%5D%5B0%5D=10

Examples

Vines – evergreen, noninvasive, no imbedding tendrils/ariel rootlets:
Bower vine
Trumpet vine
Star Jasmine vine – quick & aggressive
Carolina jasmine
CA honeysuckle
Snail vine (*Vigna Caracalla*)
Etc...
~~Ivy – imbedding tendrils/ariel rootlets~~
~~Bougainvillea – thorns & messy~~
~~Morning glory – deciduous, invasive~~

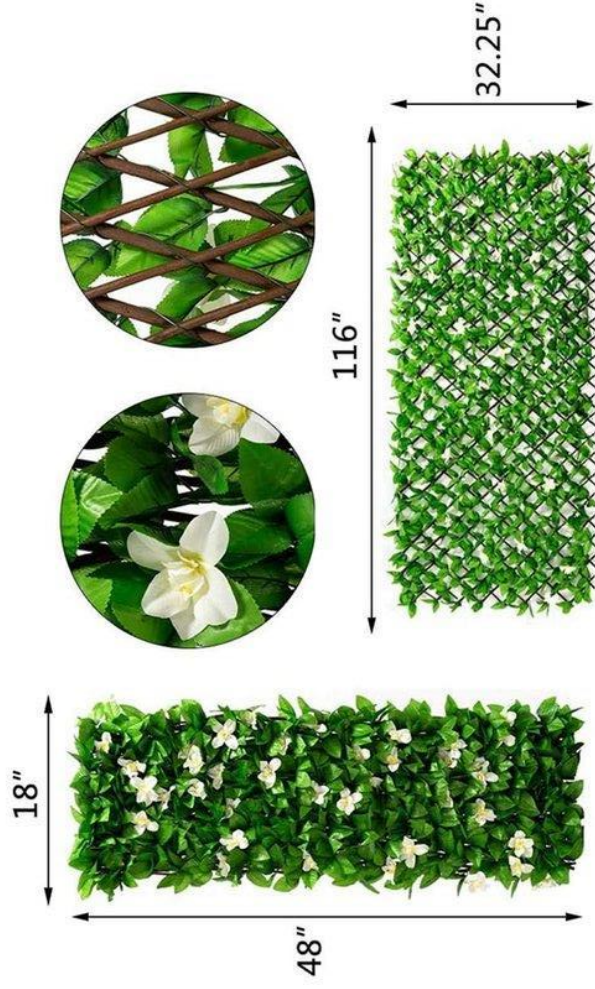
Shrubs – evergreen, 3ft or larger
Plumbago
Indian Hawthorn
Pittosporum
Indian laurel
Cape honeysuckle
Tuscan blue upright rosemary
Sugar bush
Jasmin (shrub) - Trachelospermum jasminoides Bush (Rhynchospermum)
Mexican sage (4x4)
Beach sage (5h x 8w)
Laurel bush

Small Trees

Etc...
Fern pine
Pineapple guava (12x12) – edible fruit
Pomegranate - deciduous

Artificial Hedge

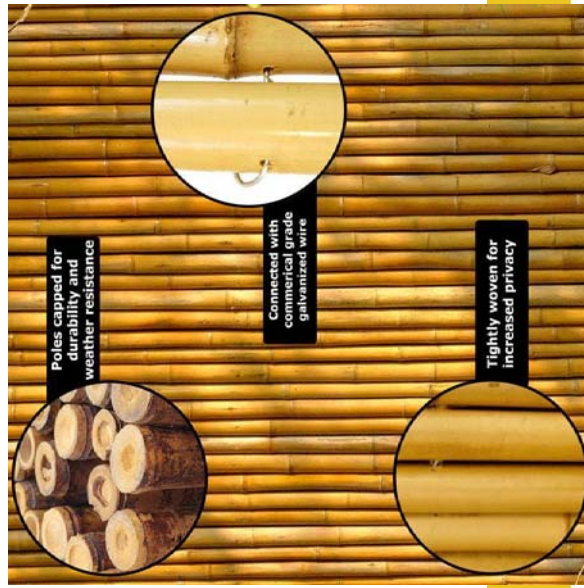
Artificial plant [hedge](#)



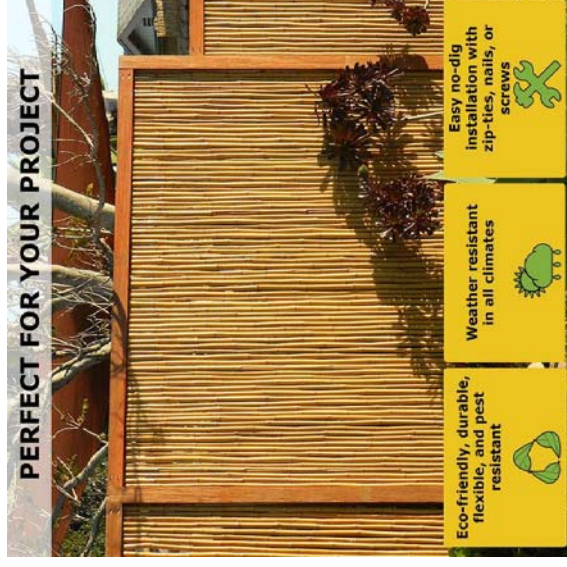
[Polyethylene](#) Decorative Fence Panel



Bamboo fencing (It can be zip-tied to chain link fences)



Made of Eco-Friendly Bamboo that doesn't harm the environment



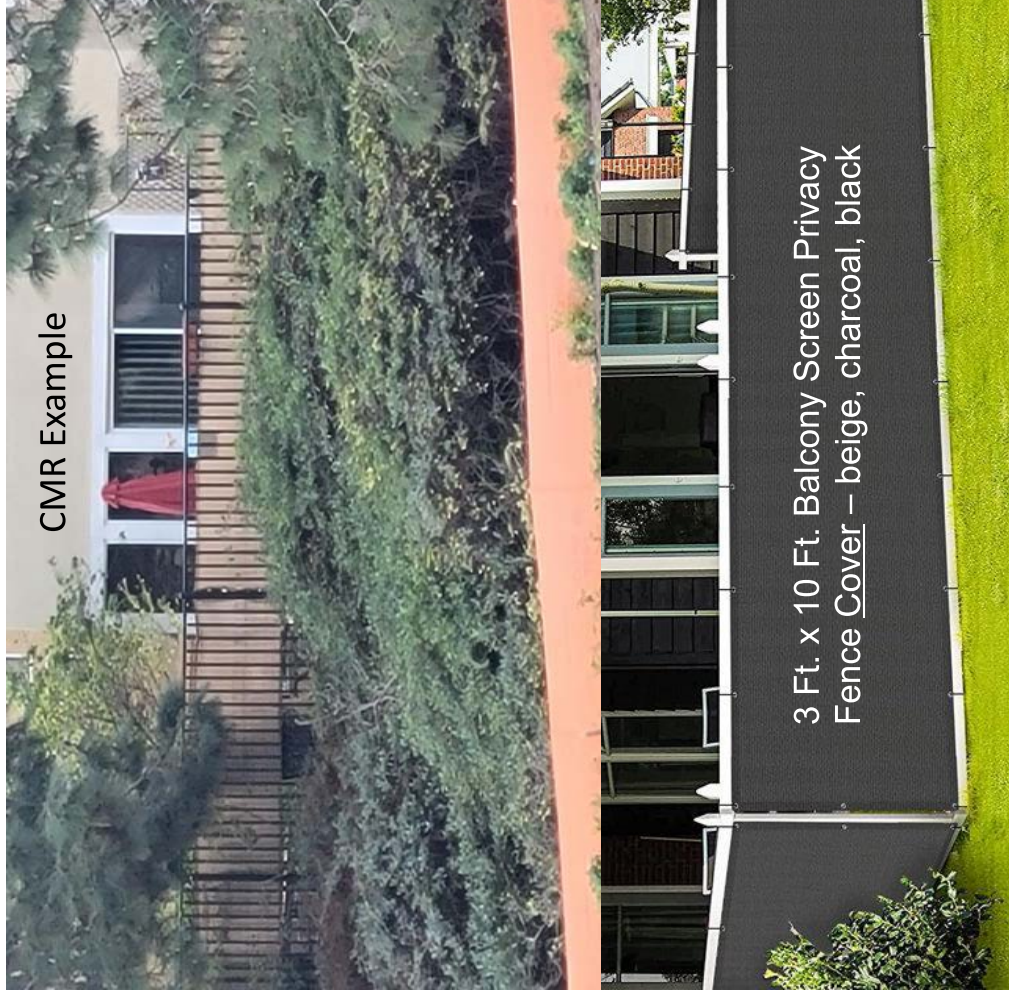
Reed fencing



Existing CMR example on 3ft wrought iron fence



CANVAS FENCING



Privacy Polyethylene [Fencing](#) – beige, black, brown, grey; multiple heights



[Covers&all](#) - Custom mesh privacy screen

[Fencescreen](#) - many options for privacy screen

[Amazon](#) options

RESIN LATTICE – should not exceed the height of Association fence

Existing fence in CMR

