

Chelsea's Way Owners Association, Inc.

Rules and Regulations

Screening Policy

Effective Date: Oct. 11, 2025

This Screening Policy has been adopted by the Board of Directors ("Board") of The Chelsea's Way Owners Association, Inc. ("Association").

This Screening Policy is intended to supplement the Declaration of Covenants, Conditions and Restrictions ("CC&Rs"). This Screening Policy shall terminate, override and supersede any and all existing screening policies which may have been adopted by the Association. This policy addresses screening of items only and does not override the community's Fence Policy. The Board may amend this Screening Policy from time to time as may become necessary.

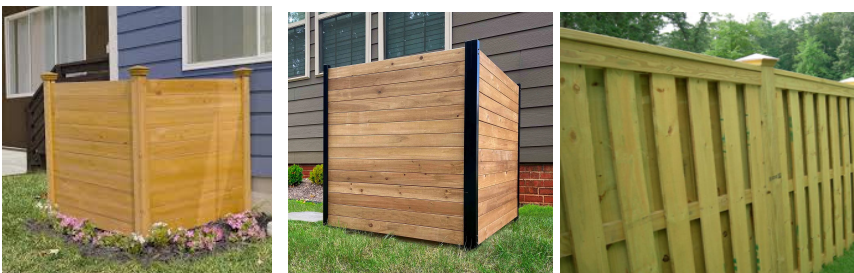
Screening is to be used to obstruct the view of items specified in various sections of the CC&Rs, such as garbage cans, recreational equipment, etc. Please refer to the CC&Rs for items requiring screening. When screening is necessary, it must meet the requirements of this policy.

Prior Architectural Review Committee ("ARC") approval is not required when placing screening; however the ARC has final approval of screening and may require the modification or removal of screening deemed not in compliance.

All screening must be tall enough to obstruct the view of the item from the street, and or ground level in accordance with the CC&Rs. No screening will exceed a height of 6 feet.

The following are some examples of acceptable screening:

1. Wood



Wood screening must be stained, sealed or painted a color scheme that compliments the home and maintained in both a structural sound and aesthetically pleasing condition, free from mold and/or rot.

2. Vinyl



Vinyl screening may be white, or a color scheme that compliments the home and must be maintained in both a structural sound and in aesthetically pleasing condition, free from mold, damage and discoloration.

3. Landscaping



Planted mature shrubs that are of an adequate height and width that properly obstructs the view of the item being screened. Plants that are used for screening must maintain their foliage throughout the year. Plants in poor health that no longer provide adequate screening, must be replaced immediately.

4. Metal



Metal screening may be black, white, or a color scheme that compliments the home and must be maintained in both a structural sound and in aesthetically pleasing condition, free from mold, damage and discoloration.

Significant variations of the screening examples above will require the submission of an ARC request through the Synergy portal for approval prior to installation by the homeowner. Screening deemed unacceptable by the ARC will be required to be modified or removed after notice is given to the homeowner.

Screening that is not maintained in good condition will result in a notice to repair and/or replace in accordance with the Fine Policy.