

Board of Directors:

Bob White – President
 Tom Petrillo – Vice President
 Darrell Lopez
 Vivian (“Viv”) Guerra
 James Ransom
 Don Partain – Vice Secretary
 Chris Floegel - Vice Treasurer

Neighborhood Committee

Viv Guerra – Chair
 Tom Petrillo - Vice Chair

Nominating Committee

Bob White – Chair
 Viv Guerra
 Darrell Lopez

Architectural Review Committee

Darrell Lopez – Chair
 Viv Guerra
 James Ransom

Community Appearance Committee

Lori Topor
 Oskar Abboud
 Mark White
 Mike Frankewich

Property Manager

Dennis Kapsis – Sentry Management

Other Officers

John Painter – Secretary/Treasurer

Twin Rivers
 Homeowners Association Inc.

AGENDA for Board of Directors Meeting

**Thursday June 13, 2023
 7 pm**

**Virtual Meeting via WebEx
 (See below for meeting
 access instructions)**

Page 1 of 3

Until further notice, all HOA Member and Board meetings will be held electronically. The public will have access to all electronic HOA meetings as explained below.

You are invited to join the meeting using either a computer or phone per the following instructions.

1. Option to Join using a Computer (Preferred because we may be sharing files you will want to view)

Please ensure your speakers are turned on but your mic is muted until you are recognized to speak.

Join by clicking the following link or copying and pasting the link into the browser on your computer.

<https://johnfpainter.my.webex.com/johnfpainter.my/j.php?MTID=m7a7248dc1fd0c7a5e33309dcc870b5f1>

When you activate the link, your browser should open, you will see an option to [Join from your browser](#)

Click on that link and you will be asked to enter your name and email address (needed to identify you), and then click a button labeled “Join Meeting”. You also will have the option to download an app.

If you join using your browser, no software will be installed on your computer. The entire meeting will occur within your browser. For the best experience, please join using either Firefox or Chrome browsers updated to the latest version. Other browsers also will work if you do not already have one of those preferred browsers on your computer.

To be recognized to speak, prior to the meeting, please send an email to: Board@TwinRiversHOA.com to let me know you would like to be recognized. Please put Request to Speak in the subject line. When you hear your name called, un-mute your mic and you will have the floor. When done speaking, please mute your mic again.

Keeping your mic muted when you are not speaking will prevent background noise from your location disrupting the ability of other participants to hear.

Also, please be sure your speakers are adjusted to a mid-range volume setting. If speakers are set to a max or high-range volume setting, your speakers will cause squealing/feedback through your mic when it is not muted.

2. Option to Join by phone or video system.

Dial in by phone: 1-415-655-0001 US Toll, Meeting number (access code): **2556 964 3693**, Meeting password: **2023-07 (2023007** from phones and video systems)

Join by Mobile Device: Tap **+1-415-655-0001,,25569643693#2023007#** US Toll

Join by video system, application, or Skype for business: Dial 25569643693@webex.com. You can also dial 173.243.2.68 and enter your meeting number.

See next Page(s) for the Meeting Agenda.

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Page 2 of 3

1. Call to Order

2. Proposed Agenda Modifications if Any.

a. Other agenda items?

3. Voice of the Members

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4. Discussion Topics

a. Review Action on Prior Month’s Motions

- i. Owner ID 3A0049 on Kelly Creek Cr – See Major Compliance below.
- ii. Owner ID 3A0087 on McDaniel Creek Cr - See Major Compliance below.
- iii. Silcox filing – See Major Compliance below.
- iv. Drainage engineering assistance – See Hurricanes below.

b. Major Compliance Actions – Status Report from Dennis

- i. Silcox Matter – Filing
- ii. Owner ID 3A0049 on Kelly Creek Cr – Refer to Attorney?
- iii. Owner ID 3A0087 on McDaniel Creek Cr - Refer to Attorney?

c. Hurricanes Ian/Nicole (as appropriate)

- i. Engineer for drainage – Turtle Creek/Shinnecock Hills
- ii. Update re: Catch Basins Drainpipe maintenance for Residences at 1010 1012 1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.
- iii. Update re: Turtle Creek Pipe Issues
- iv. Other??

d. Exclusive Landscaping Coordination

- i. Open and resolved, funding?

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ii. Process of handling comments from HOA Members

e. Other ARC, Community Appearance, and Enforcement Issues

- i. Payment Plan Requests (If any)
- ii. Other Matters from Management Report (If any)
- iii. Other

5. Minutes from Prior Meetings

- a. Feb, April, May 2023

6. Reports (Abbreviated)

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report

7. Adjournment

Meeting MINUTES

Thursday Feb 9, 2023,
beginning at 6:30 pm

Page 1 of 5

Board of Directors:

Bob White – President
Tom Petrillo – Vice President
Darrell Lopez
Vivian (“Viv”) Guerra
Linda Dhennin

Architectural Review Committee

Cheryl Restagno - Chair
Siri Goberdhan – Vice Chair
Linda Dhennin – Secretary
Mike Franckewich

Property Manager

Dennis Kapsis – Sentry Management

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Officers

John Painter – Secretary/Treasurer
Cheryl Restagno - Community Standards Officer

A. Meeting Record

- Meeting was called to order by 6:30 pm by Bob White
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management was not in attendance.
- HOA Members in Attendance – approx. 6
- Meeting was held electronically due to COVID-19 using WebEx.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- Meeting was adjourned at approximately 9:11 pm.

B. Agenda

1. Call to Order
2. Proposed Agenda Modifications if Any.
 - a. Other agenda items?
3. Voice of the Members

HOA members are encouraged to make comments or raise issues of concern during this portion of the meeting. Speakers will be encouraged to be to the point and respectful. The time taken by Speakers may be limited by a motion duly passed by the Board. Comments of HOA Members may be allowed during other parts of the Meeting upon concurrence of the President and/or the Board Member(s) speaking.

4. Discussion Topics

Meeting MINUTES

Thursday Feb 9, 2023,
beginning at 6:30 pm

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a. Rules changes to Establish Fining System

- i. Update re: Latest Draft
- ii. Plan for further Board Review

b. Dangerous Dog

- i. Letter to Owner
- ii. Resolution demanding dog be removed from Twin Rivers

c. Report of Nominating Committee

- i. Thankful to have 4 Volunteers Step Forward
- ii. Plan to Distribute Committee Nominations and Recommendations Prior to April Board Meeting
- iii. Desire for Straw Poll at Members’ Meeting? (Done in past but not sure how helpful it has been)

d. Insurance Program Renewal

- i. Program Renews March 18, 2023
- ii. Proposals expected prior to March 9 Annual Meeting but not prior to Feb 9 Board Meeting
- iii. Will schedule a brief HOA Board Meeting at 6:30 pm prior to the 7 pm March 9th Annual Members’ Meeting to consider and approve Insurance Program renewal

e. Hurricanes Ian/Nicole

- i. Update re: Catch Basins Drainpipe maintenance for Residences at 1010 1012 1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.
- ii. Update re: Turtle Creek Pipe Issues
- iii. Other??

f. Major Compliance Actions – Status Report from Dennis

- i. Owner ID 600111 on Turnberry Dr

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Page 3 of 5

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- ii. Owner ID 3A0049 on Kelly Creek Cr
- iii. Owner ID 3A0087 on McDaniel Creek Cr
- iv. Silcox Matter

g. Other ARC, Community Appearance, and Enforcement Issues

- i. Payment Plan Requests (If any)
- ii. Other Matters from Management Report (If any)
- iii. Other

5. Minutes from Prior Meetings

- a. January 2023 Meeting

6. Reports (Abbreviated)

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report

7. Adjournment

Meeting MINUTES

Thursday Feb 9, 2023,
beginning at 6:30 pm

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C. Decisions

#	Motion Title	Motion		Vote					
		By	Seco nd	Bob	Tom	Darrel l	Vivian	Linda	
				B	T	D	V	L	
	Board Members Present?			Y	NA	Y	Y	Y	
1	Dog tabled	D	L	Y	NA	Y	Y	Y	
2	Kelly Creek – Send a legal letter	D	L	Y	NA	Y	Y	Y	
3	McDaniel Creek – Send a legal letter	D	B	Y	NA	Y	Y	Y	
3	Have a Team discuss Silcox with the attorney and report back, if decision as to how to proceed not unanimous otherwise proceed with 1 or 2. (Darrell, Cheryl, and John)	B	D	Y	NA	Y	Y	Y	

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		By	Seco nd	Bob	Tom	Darrel I	Vivian	Linda	
				B	T	D	V	L	
	Board Members Present?			Y	NA	Y	Y	Y	
4	Approve January 2023 Meeting Minutes as submitted	B	D	Y	NA	Y	Y	Y	
5	Agree garage sale date April 1, 2023, end email, Facebook, signage								

Respectfully submitted,

John F. Painter
HOA Board Secretary and Treasurer

Minutes of the Board of Directors Meeting

Thursday Apr 13, 2023
7 pm

Virtual Meeting via WebEx
(See below for meeting
access instructions)

Page 1 of 7

Board of Directors:

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Property Manager

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Other Officers

John Painter – Secretary/Treasurer

A. Meeting Record

- Meeting was called to order by 6:30 pm by Bob White
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management was not in attendance.
- HOA Members in Attendance – approx. 15
- The meeting was held electronically using WebEx.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- The meeting was adjourned at approximately 8:36 pm.

B. Agenda

1. Call to Order
2. Proposed Agenda Modifications if Any.
 - a. Other agenda items?
3. Voice of the Members

HOA members are encouraged to make comments or raise issues of concern during this portion of the meeting. Speakers will be encouraged to be to the point and respectful. The time taken by Speakers may be limited by a motion duly passed by the Board. Comments of HOA Members may be allowed during other parts of the Meeting upon concurrence of the President and/or the Board Member(s) speaking.

4. Discussion Topics
 - a. Insurance Program Renewal

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i. Brief Update

b. Organizational Meeting

i. Consideration of motions for the following purposes

1. Director Appointments
2. Org Chart
3. Committee Appointments
4. Committee Authorizations

ii. Please see Attachment A.

c. Annual Meeting Follow-up

i. Info provide by Keith Britton

d. Updates to Irrigation System

- i. Scope of updates
- ii. Funding considerations
- iii. Procurement process

e. Hurricanes Ian/Nicole (as appropriate)

- i. Update re: Catch Basins Drainpipe maintenance for Residences at 1010 1012 1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.
- ii. Update re: Turtle Creek Pipe Issues
- iii. Other??

f. Major Compliance Actions – Status Report from Dennis

- i. Owner ID 3A0049 on Kelly Creek Cr
- ii. Owner ID 3A0087 on McDaniel Creek Cr
- iii. Silcox Matter

g. Other ARC, Community Appearance, and Enforcement Issues

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- i. Payment Plan Requests (If any)
- ii. Other Matters from Management Report (If any)
- iii. Other

5. Minutes from Prior Meetings

- a. None for this meeting

6. Reports (Abbreviated)

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report

7. Adjournment

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C. Decisions

#	Motion Title	Motion		Vote						
		By	Second	Bob	Tom	Darrell	Vivian	James	Don	Chris
				B	T	D	V	J	D	C
	Board Members Present?			Y	NA	Y	Y	Upon Election	Upon Election	Upon Election
1	Director Election - Bob	D	T	A	Y	Y	Y			
2	Seven Directors	D	V	Y	Y	Y	Y			
3	Director Election -James Ransom	B	D	Y	Y	Y	Y			
3	Director Election -Don Partain	B	T	Y	Y	Y	Y			
4	Director Election - Chris Floegel	B	T	Y	Y	Y	Y			
5	Elect proposed Slate of Officers	B	T	Y/A	Y/A	Y/A	Y/A	Y/A	Y/A	Y/A
6	Appoint ARC per Proposal	B	T	Y	Y	Y	Y	Y	Y	Y

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		By	Second	Bob	Tom	Darrell	Vivian	James	Don	Chris
				B	T	D	V	J	D	C
	Board Members Present?			Y	NA	Y	Y	Upon Election	Upon Election	Upon Election
7	Appoint CAC per Proposal	B	D	Y	Y	Y	Y	Y	Y	Y
8	Appoint Neighborhood Committee per Proposal	B	T	Y	Y	Y	Y	Y	Y	Y
9	Appoint Fining Committee per Proposal	B	D	Y	Y	Y	Y	Y	Y	Y
10	Remove position of Community Standards Officer	D	B	Y	Y	Y	Y	Y	Y	Y
11	Appoint Nominating Committee per Proposal	B	T	Y	Y	Y	Y	Y	Y	Y
12	Adopt Org. Chart	B	T	Y	Y	Y	Y	Y	Y	Y
13	Nom Com Resolution	T	B	Y	Y	Y	Y	Y	Y	Y

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		By	Second	Bob	Tom	Darrell	Vivian	James	Don	Chris
				B	T	D	V	J	D	C
	Board Members Present?			Y	NA	Y	Y	Upon Election	Upon Election	Upon Election
14	ARC Resolution	B	T	Y	Y	Y	Y	Y	Y	Y
15	CAC Resolution	D	T	Y	Y	Y	Y	Y	Y	Y
16	NC Resolution	D	T	Y	Y	Y	Y	Y	Y	Y
17	Rescind Com Res	T	B	Y	Y	Y	Y	Y	Y	Y
18	McDaniel Creek – Send to Lawyer	B	D	Y	Y	Y	Y	Y	Y	Y
19	Kelly Creek – Hold, Dennis to communicate									
20	Silcox – Advise Court of substantially compliance	D	T	Y	Y	Y	Y	Y	Y	Y
21	Silcox – Talk w Tom about collection									

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#	Motion Title	Motion		Vote						
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				B	T	D	V	J	D	C
	Board Members Present?			Y	NA	Y	Y	Upon Election	Upon Election	Upon Election
22	Adjourn 8:36	T	B							

Respectfully submitted,

John F. Painter
HOA Board Secretary and Treasurer

Minutes of the Board of Directors Meeting

Thursday June 8, 2023
7 pm

Virtual Meeting via WebEx
(See below for meeting
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Property Manager

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Other Officers

John Painter – Secretary/Treasurer

A. Meeting Record

- Meeting was called to order by 7:25 pm by Tom
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management was not in attendance.
- HOA Members in Attendance – approx. 10
- The meeting was held electronically using WebEx.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- The meeting was adjourned at approximately 8:30 pm.

B. Agenda

1. Call to Order
2. Proposed Agenda Modifications if Any.
 - a. Other agenda items?
3. Voice of the Members

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4. Discussion Topics
 - a. Irrigation System Repairs

Minutes of the Board of Directors Meeting

Thursday June 8, 2023

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Page 2 of 7

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Chris Floegel - Vice Treasurer

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Viv Guerra – Chair
Tom Petrillo - Vice Chair

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Oskar Abboud
Mark White
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i. Status report

ii. Funding request?

b. Exclusive Landscaping Coordination

i. Issue open and resolved?

ii. Process of handling comments from HOA Members

c. Major Compliance Actions – Status Report from Dennis

i. Silcox Matter

ii. Owner ID 3A0049 on Kelly Creek Cr

iii. Owner ID 3A0087 on McDaniel Creek Cr

d. Transition of Secretary and Treasurer Roles

i. Discussion

ii. Schedule

e. Hurricanes Ian/Nicole (as appropriate)

i. Update re: Catch Basins Drainpipe maintenance for Residences at 1010 1012
1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.

ii. Update re: Turtle Creek Pipe Issues

iii. Other??

f. Other ARC, Community Appearance, and Enforcement Issues

i. Payment Plan Requests (If any)

ii. Other Matters from Management Report (If any)

iii. Other

5. Minutes from Prior Meetings

a. Feb and April 2023

6. Reports (Abbreviated)

Minutes of the Board of Directors Meeting

Thursday June 8, 2023

7 pm

Virtual Meeting via WebEx

(See below for meeting
access instructions)

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Board of Directors:

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- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report

7. Adjournment

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C. Decisions

#	Motion Title	Motion		Vote						
		By	Seco nd	Bob	Tom	Darrel I	Vivian	James	Don	Chris
				B	T	D	V	J	D	C
	Board Members Present?			NA	Y	Y	Y	NA	Y	NA
Motions										
1	Authorize John to arrange for an engineer to perform an assessment of Turtle Creek drainage issues and for costs to be borne by HOA.	D	T	NA	Y	Y	Y	NA	Y	NA
2	Authorize John to arrange for an engineer to perform an assessment of remaining Shinnecock drainage issues and for costs to be borne by HOA.	D	T	NA	Y	Y	Y	NA	Y	NA
3	Authorize the Treasurer to advise the HOA’s attorney to advise the Court that, on	D	T	NA	Y	Y	Y	NA	Y	NA

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Homeowners Association Inc.

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#	Motion Title	Motion		Vote						
		By	Seco nd	Bob	Tom	Darrel l	Vivian	James	Don	Chris
				B	T	D	V	J	D	C
	Board Members Present?			NA	Y	Y	Y	NA	Y	NA
	April 13, 2023, the Board determined that the Ghiassi’s are in substantial compliance (no longer appears to be running a boarding house and the condition of the home is at an acceptable level). The Board seeks to recover all legal fees not already covered by the Court’s prior order. In addition, although the Ghiassi’s were not determined to be in compliance for 172 days after the Court’s October 23, 2022 order imposing fines, the Board seeks to impose the \$100 per day fine for only 80 days. The Board will waive any fines over 80 days.									

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		By	Seco nd	Bob	Tom	Darrel l	Vivian	James	Don	Chris
				B	T	D	V	J	D	C
	Board Members Present?			NA	Y	Y	Y	NA	Y	NA
Discussion Items – No motions										
	2472 Ekana Shed request	No motion. Discussed. Determine preliminarily that a shed could NOT be on the lot because it abuts the Golf Course but would verify and update him. See attached.								
	Silcox lien	Determined that Sentry is only now beginning the process of placing a lien on the property. Dennis to be sure Sentry follows through.								
	Shinnecock Drainage	<ul style="list-style-type: none"> ➤ New receivers installed. ➤ One receiver that was not connected to drainage pipe has now been connected. ➤ One homeowner seems to still not have a receiver in her back yard where it is needed. ➤ None of the HOA Members seem confident the system will now keep them from flooding in the next lan-like rain event. See motion.								
4	Adjourn	T	B							

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Respectfully submitted,



John F. Painter
HOA Board Secretary and Treasurer

1. Covenants

- To amend: Requires an affirmative vote of a super-majority (66 and 2/3%) of HOA members to change.
- Covenants take precedence over Articles, Bylaws and Rules if a conflict exists.
- Covenants do not address sheds directly.

2. Articles

- To amend: Requires an affirmative vote of a super-majority (75%) of HOA members to change.
- Articles take precedence over By-Laws and Rules if a conflict exists.
- Articles do not address sheds directly.

3. Bylaws

- To amend: Requires an affirmative vote of a majority of HOA members present (in-person or by proxy) at a meeting of the members in which a quorum exists. Quorum requires 1/3rd of members to be present or vote by proxy.
- Bylaws take precedence over Rules if a conflict exists.
- Bylaws do not address sheds directly.

4. HOA Rules

- To amend: Requires an affirmative vote of a majority of HOA Directors present at a meeting of the Board in which a quorum exists. Quorum requires a majority of Directors to be present. Also requires extensive notice to HOA Members of a pending Rule change and filing new Rules with Seminole County. The Bylaws do not provide for Directors to vote by proxy.

Rule 14.1 Storage sheds and accessory buildings are permitted provided such buildings are approved in advance by the Board. A condition of approval shall be that the building be constructed using an architectural style and color scheme complementary to the existing home. Notwithstanding anything to the contrary, no shed is allowed on lots that adjoin the golf course.

Rule 14.2 Sheds and accessory buildings shall:

- a. be free standing;
- b. be no greater than eight (8) feet tall at any point;
- c. not have any walls longer than twelve (12) feet
- d. not be larger than 120 square feet of floor area; and
- e. be located behind a fence pre-approved by the Board or concealed in a manner approved by the Board
- f. have an architectural style and color complementary to the existing home.
- g. No permanent pavilions, canopies or carports are allowed.

Rule 8.1 Fences shall not be permitted on lots that are contiguous to the golf course.

BTW. Regarding fences on golf course lots, Section 9.2(e) of the Covenants provide:

As fences and walls tend to spoil or detract from the view from the adjoining Golf Course, or of the Golf Course from any lot abutting the Golf Course, and therefore are to be prevented. As to those lots

- (i) No fence or wall shall be placed or permitted to remain along any lot boundary line which adjoins and is contiguous to the Golf Course property.

So, the Rules could be changed to allow a fence on some portion of a Golf Course Lot but not along (parallel to) the boundary line which adjoins the Golf Course. In my opinion, the most reasonable interpretation is the Covenants prohibit a fence anywhere in the back yard that would run parallel to the golf course property line. So, without further legal advice, I would assume a fence could only be allowed by the Rules along the sides of a house on a Golf Course lot.