



Homeowners at Quail
Golf Exposure Policy

July 7, 2022

General. What is now known as Quail Lodge was conceived as a golf course community, with homes lining many fairways and the driving range. Exposure to the golf course presents to community properties two opposed conditions, golf course ambiance and open views vs. safety from danger of damage from golf activities. Article III, Section 19. Specifically states that there will be maintained an "Open Condition Between Dwellings and Golf Course" and that "No fence of any kind, wall, hedge, bush, shrub or tree or similar structure or obstruction shall be placed, erected or maintained . . . between . . . any dwelling house and the edge of the golf course unless approved by the Architectural Committee." All property owners, as a condition of their purchase of a Quail property are bound by the article cited above and are thus assuming the risk of such damage due to golf course/range exposure, and are limited in what means they might be permitted to take to ensure safety on the property.

History. The Architectural Committee [AC] has attempted to reconcile enforcement of the DPR with the concern by certain property owners for safety from golf course exposure. Section 7I of the Rules & Guidelines states that the AC consider obstructions that are intended to protect approved outdoor living spaces, e.g., in the case of 8021 River Pl., the AC permitted planting of a 4' high hedge along fairway #9 to resolve a number of owner issues.

Policy. Means of reconciliation by the AC of DPR restrictions and safety issues can vary considerably depending on conditions and each property requesting changes to enhance safety should be considered individually.*

1. Safety measures that could, under certain circumstances, be considered for approval include
 - a. Hedges of reasonable height**
 - b. Groupings of plantings that arranged in "baffle" fashion to intersect ball flight but permit limited openness from other view angles.
 - c. Tall trees with crowns above roof height, subject to other view obstruction concerns from neighboring properties.
 - d. A reasonable number of smaller trees that will not, when full grown, constitute a visual barrier.
2. Safety measures that should not be considered include
 - a. Tall structures with fabric or netting
 - b. Fences or walls of types that would not otherwise be permitted under governing documents.
 - c. Fences or walls over 4' in height
 - d. Hedges or clumps of plantings over 8' in height**

* The AC may require approval of neighbors whose views, safety or privacy could be affected.


** Hedges and other plantings must be measured from natural grade [not from height of a berm or raised mound] and maintained at/below the specified height limit.

Endorsement. This Enforcement Policy is endorsed by Homeowners at Quail, Inc.

Board of Directors

Architectural Committee


Steve Schloss, President Date 8/6/2022


Lisa Protsman, Chair Date 8/5/2022