

FENCE INSTALLATION GUIDELINES

- A. The installation of fencing on all lots subject to the following standards:
1. Such fencing must be installed on the lot premises and no fences are allowed to enclose a front yard.
 2. Such fencing may be installed on the lot premises subject to:
 - a. Fences, if intended to enclose a rear yard, may not extend toward the front of the lot any further than the rear edge of the home. They may not extend into any right-of-way or other public places immediately adjacent to the lot. If they are not installed on the lot lines, there must be sufficient space between the fence and the lot line to mow any grass, or trim any hedges, or other growth, between the fence and the lot line.
 - b. Fences, shall not be any higher than 6 feet in height, as measured from the ground, nor may they be installed on top of any wall, decorative landscaping, or in any configuration such that the combined height of both is more than 6 feet.
 - c. Fences, if designed for privacy, must provide for at least 30% open space in their construction.
 3. Fences which do not provide for at least 30% open space in their construction will not be allowed to enclose a rear yard and may only be authorized conditionally if intended to provide privacy on a corner lot or to enclose a specific structure, such as a pool or patio.
 4. Materials used in the construction of fencing may be wood, plastic/vinyl, aluminum or other commonly used fencing materials. No 'chicken wire', 'barbed wire' or other materials, not commonly used to construct residential fencing may be used. No 'chain link' fencing higher than a maximum of 48 inches, as measured from the ground, is allowed, unless that 'chain link' is vinyl covered in brown, green or black and then only to a height of 60" (5 feet), as measured from the ground.
- B. Prior to the proposed installation of the fence and at least 30 days in advance of desired approval by the Trustee/Directors at their following monthly business meeting, the lot owner must first submit their plan for installation to the Architectural Review Committee Chair, and follow the proscribed procedures/processes for review.
- C. Exceptions to any of the above restrictions for fencing as to height, openness or placement may be authorized by the Trustee/Directors, at their regular monthly business meeting, upon the request by the lot owner for good cause and may require them to first secure from their immediately adjacent neighbor(s) a statement that the exception(s) will not interfere with that/those neighbor(s) use and enjoyment of their own property or unreasonably obstruct or interfere with that neighboring lot's sightline or sunlight.