

Article VIII, Section 13. Fences and Walls. Fences and walls may be erected subject to the following conditions:

Approval authority: All proposals for fencing, property containment, or privacy walls of any kind or type must be presented in writing to the Board of Directors for approval. This presentation should include material specifications, a drawing, and a clear description of the proposed structure. All communications, approvals or suggestions for revisions from the Board to the property owner shall be in writing.

Location: No fence or wall may be erected nearer the front lot line of a Lot than the front face of the dwelling located on such Lot. In the case of a corner lot, no side yard fence or wall shall be located nearer to the side lot line than the side of the house facing the side street.

Allowed Construction: Materials allowed include wood, brick, stone, or synthetic/composite materials built to mimic wood construction. Architectural metal fences made of wrought iron or other materials made to resemble wrought iron and characterized by narrow posts and narrow vertical intermediate members are allowed. Fencing must be in sections 6' to 10' long separated by distinct posts such that the appearance is not of one continuous unbroken run. The minimum size post for wood or composite fences is 3.5" X 3.5" (nominal 4x4).

Excluded Materials: Chain link, chicken wire, 2" x 4" welded wire, mesh, or other agricultural-type material may not be used. Manufactured lattice, plywood or other flat sheet goods are not permitted.

Height: Brick or stone walls may be up to 4' tall. Fences of other construction may be up to 6' tall.

Openness: Brick or stone walls have no openness test. Fences of other construction shall not have more than 50% of their total surface area closed as viewed from a point on a line of sight perpendicular to the line of the fence.

Privacy Fencing: Privacy fencing or walls adjacent to patios, hot tubs, pools, or the like may be high enough to provide privacy and are not subject to the openness test, but still must abide by the other routing and construction restrictions detailed above.

Landscaping enhancement: Landscaping between the house and road may be enhanced by relatively short sections of approved fencing material up to 3' high. Sections must be well separated to avoid the appearance of enclosing a significant area. The fencing material must be accompanied by plantings of shrubbery and/or flowers that obscure the fencing materials.

Containment: Where desired, 2"x4" welded wire can be applied to otherwise conforming fencing. The metal mesh must be securely attached to the inside of the primary fencing. It may be up to 4' high, but must not be visible above the primary upper line of the fence.

The Board is authorized to interpret the above requirements and has final authority to approve/reject design, materials, and construction. The focus will be on maintaining an acceptable appearance in keeping with the intent of these requirements.

(February 15, 2008)