

## FENCING

While it is the goal of the developer to discourage the extensive use of fencing within the community, it is understood that fencing is necessary to meet the needs of some residents. Therefore, certain fencing will be allowed. Approval or denial of any proposed fencing is at the discretion of the Developer.

It is preferable that fences do not function as property line markers, but can be used (where approved) to define exterior spaces as well as to screen undesirable uses. Landscaping shall be required to minimize and soften the appearance of the fence. Fences may not restrict access to dedicated easements or to utilities and their above and below ground apertances. Fencing and landscaping placed within utility easements are subject to disturbance by utility companies not under the control of the Developer. Restoration of these disturbances is the responsibility of the homeowner.

### FRONT LOAD HOMES

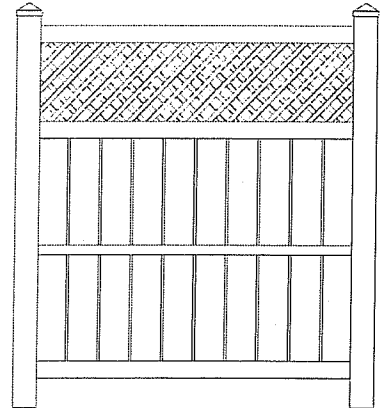
Accent fencing will be allowed as a design feature in the front yard. Accent fencing material may be wood, PVC, aluminum or wrought iron. Aluminum or wrought iron picket fencing shall have a decorative finial on the top of each picket as opposed to a cap rail. The color of front yard accent fencing is at the option of the homeowner but must be approved by the Developer prior to installation. Stained or unpainted wood fencing will not be approved for accent fencing. Any front yard fencing must be no more than 40% opaque and no more than 36" in height.

The front face of a front yard fence must be placed between 6" and 2 1/2' behind the property line.

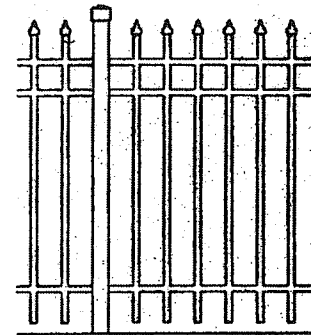
In rear yards, fencing can be aluminum, wrought iron or PVC. White and or wood fencing is discouraged in the rear yard and will only be allowed if it is a continuation of the 36" accent fencing used in the front yard. Aluminum, wrought iron and PVC fencing will be black, bronze or verde green. Rear yard fencing can be no more than 40% opaque and no more than 60" in height (unless otherwise required by a change in local codes i.e. pools).

On a corner lot, side yard fencing must be placed a minimum of 5' behind the property line. If over 36" in height, landscaping is required to be installed and maintained to minimize the impact of the fencing. 50% of this fencing shall be fronted with landscape. This coverage requirement must be met after one (1) growing season.

Fence design and color must be submitted to the Developer for approval prior to construction.



Typical standard  
6' PVC white fence.



Typical standard  
aluminum or wrought  
iron picket fence.

## **FENCING** (CONTINUED)

### ***REAR LOAD HOMES***

6' white PVC fences, while not encouraged, will be allowed in the rear yard upon approval by the Developer. These fences will be a standard design as shown here and can be used for privacy screening in the rear yard of the house only, including screening from the service lane.

In rear yards, aluminum, wrought iron and PVC picket fencing (white, black, bronze or verde green) will also be allowed. It must be no more than 40% opaque and no more than 60" in height. Wood fencing is discouraged in the rear yard and will only be allowed if it is the continuation of the 36" accent fencing in the front yard.

Front yard accent picket fencing as described in the front load section above can be used as a design feature. It must be no more than 40% opaque and no more than 36" in height.

The front face of a front yard fence must be placed between 6" and 2 1/2' behind the property line.

Fence design and color must be submitted to the Developer for approval prior to construction.

### ***APPROPRIATE***

- Rear yard fencing can be installed starting no less than 30 feet back from the front corner of the house on all lots.
- Landscaping of a portion of all fencing.
- 36" accent fencing in front yards.

### ***NOT ALLOWED***

- Stucco walls unless a part of an entry monument, for short lengths.
- Double fences.
- No shadow box fencing.
- No stained or unpainted wood accent fences.

## **ENTRY WALKS & DRIVEWAYS**

In all cases with front load garages, the front door and porch will be connected to the driveway and is encouraged to connect to the sidewalk with a minimum 3' sidewalk.

Walkways and driveways are to be constructed of concrete, decorative stamped concrete, concrete pavers or brick.

On front load homes with front facing garages, driveways shall not exceed beyond the side planes of the garage. On front load homes with side entry garages, it is encouraged that driveways do not extend beyond the side plane of the garage.

### ***APPROPRIATE***

- Concrete, decorative stamped concrete, concrete paver or brick walks and drives.
- Direct connection to sidewalks.

### ***NOT ALLOWED***

- Gravel or shell walks and driveways.
- Any applied top coating.

## **SIDEWALKS**

The installation of the sidewalk in the front of each house (located in the street right of way) is the responsibility of each home builder. The Developer will provide the builder with specifications for the sidewalk.

## **SERVICE AREAS & EQUIPMENT**

Where possible, meters should be located for easy access but screened from street or neighbor views with landscaping or architectural screening as described in the landscape guidelines. Outdoor mechanical equipment, including pumps, should be shielded from view and directed so noise does not affect neighboring property. Placement of mechanical equipment and associated landscaping shall not interfere with side yard drainage.

Satellite dishes over 18" in diameter are not permitted. Satellite dishes are not allowed on roofs or on the front of the home and shall not be visible from the street.

Trash receptacles, air conditioning units, pool equipment or other mechanical equipment must be fully screened by a wall that is compatible with the building's material and style or by landscaping.

Solar panels and piping shall blend architecturally with the roof of the home and can be placed on rear facing roof lines only (unless otherwise prohibited by Federal standards).

### ***APPROPRIATE***

- Service meters, mechanical equipment, and trash receptacles grouped and shielded from view in easily accessible location (required).
- Landscaped areas to shield transformers (required).
- Landscaping to shield mechanical equipment (required).

### ***NOT ALLOWED***

- Exposed, unlandscaped meters & services.
- Exposed mechanical equipment of any kind.
- Exposed trash receptacles
- Satellite dishes viewed from street.
- Satellite dishes over 18" in diameter.