

## FENCES

*The following information is taken from the Plat Covenants & Restrictions.*

**22. FENCING.** No fence/invisible fence shall be erected on or along any Lot line, or on any Lot without written approval of the Architectural Review Committee. The only exception is that Architectural Review Committee approval is not needed for the replacement of an existing fence, so long as the replacement is in the same location and of the same or similar materials, color and style as the original. See Declaration Section 6.2.c.(ii).

a. **Requirements:**

- (1) a divider privacy fence between Paired Patio or Villa homes shall be no more than 6' in height.
- (2) backyard fencing must be a minimum height of 4', with a maximum height of 5'.
- (3) fencing erected to enclose a backyard that borders directly on Pond and Common Areas cannot exceed 4' in height.
- (4) a fence cannot impede a neighbor's view of the Ponds or Common Areas. Owner must obtain written approval from either or both neighbors that the fence to be erected does not obstruct their view of the Pond or Common Areas.
- (5) chain-link and chicken-wire fencing are not allowed.
- (6) acceptable materials are wood picket, vinyl, wrought iron, or powder-coated aluminum/metal (wrought iron look-alike).
- (7) invisible fences must be submitted to the Architectural Review Committee with the lines clearly marked on the Plot Plan where the fence is to be installed. The invisible fence must be within the lot lines and cannot encroach on a neighbor's yard or on Common Area.
- (8) all of the above are taken into consideration when reviewed by the Architectural Review Committee to determine the allowable height when a fence request is reviewed.
- (9) approval by the Architectural Review Committee is required before installation of any fencing can begin.
- (10) the homeowner is responsible for:
  - (a) mowing the grass inside the fenced area in a timely manner.

- (b) maintaining the lawn inside the fence, keeping the area free from weeds and debris.
- (c) timely cleanup of all animal waste inside the fenced area.
- (d) edging of grass along the fence line, both inside and out.
- (e) condition and maintenance of the fence; repairing, cleaning, staining. Wood-type fences must be stained or painted after the first year and repainted/restained on a timely basis thereafter to maintain their aesthetics. They must also be kept in good repair.

Lack of adherence to any of these conditions is considered a Covenant violation and the homeowner will be contacted to rectify the violation as stated in Declaration Section 3.1.g. and Declaration Appendix C.