

## 2.18 Fences

**Fencing in the Community MUST be submitted for approval prior to installation.**

**FENCING IS WOOD PRIVACY OR WOOD OPEN RAIL (along open space).**

6 foot privacy style wood fencing (where permitted).

- o Fencing notes on Addendum 1-A must be followed.
- o Privacy fencing must be tapered down to meet any existing open rail fence.

42 inch open rail style wood fencing (where permitted).

- o Fencing notes on Addendum 1-A must be followed.
- o Homes backing to or abutting open or common area may only install 42 inch open rail fencing on such adjacent Lot lines and the fence must be placed inside property lines as to be the sole responsibility of the homeowner.

SEE FENCING NOTES ON ADDENDUM 1-A FOR SPECIFICATIONS

**Approval is required prior to installation for any other type or location of fencing. No double fencing is permitted. Limited use of privacy fencing around hot tubs, animal enclosures, or play areas will be considered on a case-by-case basis. Each case will be considered on its individual merit and need.**

Perimeter/Open Space fencing installed by the builder/developer may not be removed, changed, or modified except for the installation of heavy gauge wire. Heavy gauge wire must be professionally installed or installed properly by using the “stretch” method and be placed on the interior of the fencing. **No gates will be allowed in any fencing to provide access from Lots to open space areas.**

**Fence Stain:** Fence stain is mandatory. The only pre-approved stain or treatment is “Sherwin Williams – Hawthorne (SW3518)”. All others require DRC approval.

**Minimum Setback Requirement:** All fencing not installed by the builder/developer must meet a minimum setback distance of 6’ from front corners of home or garage. Open rail fencing on corner lots and adjacent to open space is exempt from this requirement.