

3.27 Fences

3.27.1 General Statement

Fences constructed by the Developer or Builder along or abutting property lines, arterial streets, collector streets, and local streets may not be removed, replaced, painted a different color or altered, including, adding a gate, without approval of the ARC.

- A.** If any such fences constructed by the Developer or Builder which are located upon an Owner's property are damaged or destroyed by the actions of the Owner, the Owner shall repair or recondition the same at the Owner's expense.
- B.** Some fences may be located upon property owned by the District and, if so, the approval of the District shall also be obtained before any such fence is removed, replaced, painted or altered.
- C.** Any fence that abuts a tract owned by the District, the York Street right-of-way or the Highway 7 right-of-way shall be maintained by the District.

3.27.2 Theme Fencing

(Fencing that has been installed by the Developer or Builder along or abutting property lines on residential streets, parks, green belts, or non-urban areas)

- D.** Arterial Fencing (along major roadways): No change in this fencing is permitted without approval of the ARC.
- E.** Non-Arterial Fencing: Open fence that is adjacent to or abuts open space shall not be changed.

3.27.3 Fence Designs

All rear or side yard fences along property lines require approval of the ARC.

- F.** Fences (not previously installed by a Builder or Developer) that will be located in the rear or side yard along property lines are required to be constructed in accordance with the specifications shown in Schedule 1. The 3-rail fence design is required if an owner elects to install a fence within a "site triangle," as determined by the ARC.
- G.** All fencing in Schedule 1 must be constructed of rough sawn cedar (pine and other soft woods will not be approved). Gates must be constructed in accordance with Schedule 1.

- H. Double fencing of property lines is not permitted.
- I. All fence slats are required to be placed tightly side by side, shadow box type fencing will not be allowed.
- J. Any additional fencing of any kind (not listed) shall require ARC approval.

3.27.4 Maintenance/Staining

All fences constructed on a Unit shall be maintained, repaired and replaced by the Owner of such Unit. Regular physical and aesthetic maintenance of fencing is required. All fences must be sealed with a clear waterproof sealant or finished using semi-transparent stain approved by the ARC. Please refer to Schedule 2 for approved color palettes. Owners will still be required to submit their staining request to the ARC and this will be reviewed in-house with no additional submittal fee.

3.27.5 Additional Fence Requirements

- A. Fence sections which front or abut any public or private street, another front yard, common walkway, greenbelt, park or non-urban area must be constructed so that the side of the fence which is generally accepted as being the most “finished” side or rail- side, fronts or abuts public or private streets, common walkways, etc. The most effective method of accomplishing this is to construct the entire fence with the “finished” side out.
- B. The ARC will require a transitional section of fencing, as applicable, where a fence adjoins a fence of any lesser height, for symmetry and aesthetics. Please refer to the fence details in Schedule 1.
- C. No electric fences are permitted (other than pet containment fencing installed below grade), and all wire installed (permitted only on the inside of the fence) must comply with the specifications in Schedule 1.
- D. It is important to remember that certain drainage patterns may exist along, or under, proposed fence locations. When constructing a fence, be sure to provide for adequate space between the fence and the ground to accommodate these drainage patterns.
- E. When making a submittal for fencing, include the style and height of the fence, color of stain, and all other descriptive details, as well as an elevation drawing with dimensions of the fence and a plot plan with the location of the fence clearly marked.

3.27.6 Prior Approved Fencing

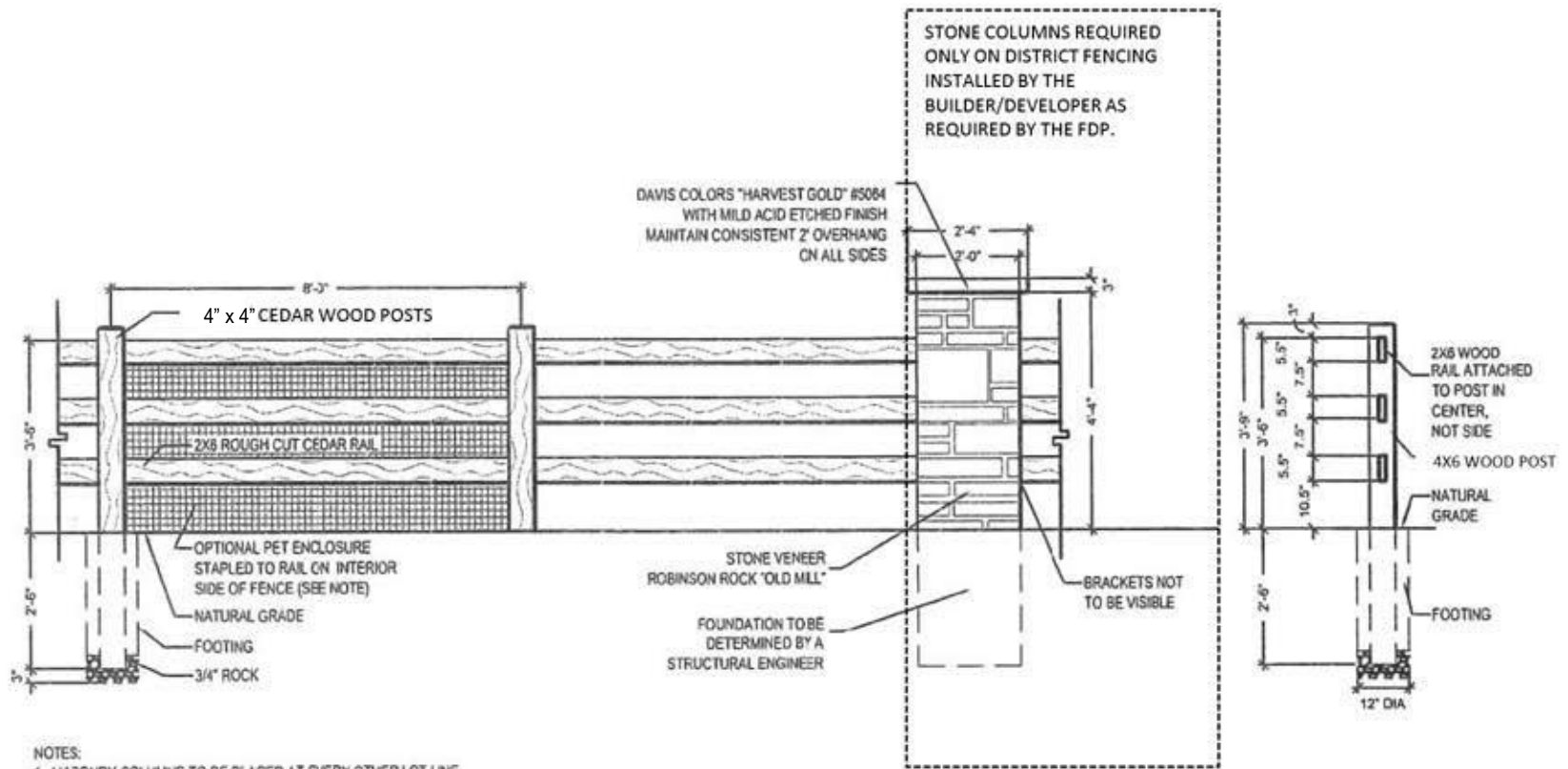
To the extent that fencing has been previously approved by the ARC based on a prior version of these Guidelines, such fencing will be required to be compliant with this section and Schedule 1 at such time as the fence is replaced, or whenever any repair is required or made to more than twenty-five (25) percent of the existing fencing material.

3.27.7 Pet Fencing

Pet fencing may include any invisible fence on or within the perimeter boundary of an Owner's site per the above fencing standards. No chain link fencing will be permitted. See Section 3.20, Dog Houses and Section 3.21, Dog Runs.

Approved Fence Stain Color

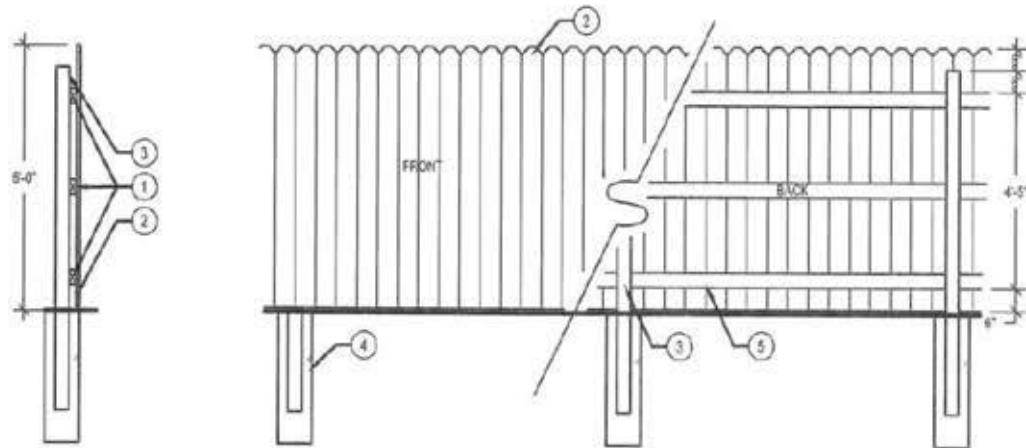
Ready Seal – Natural Cedar – No. 112
Behr SC 146 Cedar Solid
Clear Protectant



- NOTES:
1. MASONRY COLUMNS TO BE PLACED AT EVERY OTHER LOT LINE.
 2. FENCE STAIN CUSTOM COLOR DUNE GRAY BY DIAMOND VOGEL, ZINSSER, OR KVAL HOWELL
 3. PET ENCLOSURE MATERIAL: 12 GAUGE 2"x4" GALVANIZED STAINLESS STEEL WIRE MESH. PET ENCLOSURE MATERIAL IS TO COVER ALL THE OPENINGS AS SHOWN IN ABOVE DETAIL.

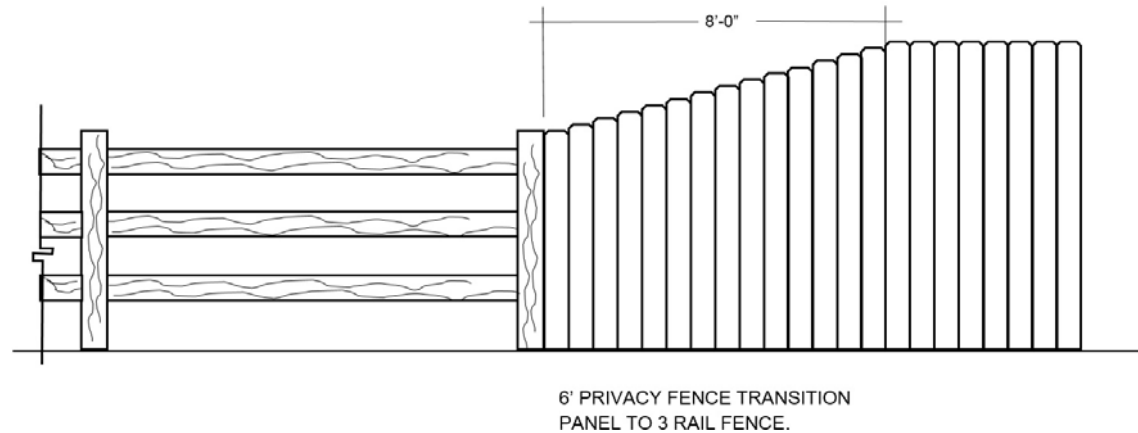
3 RAIL FENCE DETAIL

REVISED: 02/28/2018



- ① 2"x4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, & BOTTOM)
- ② 1" x 4" CEDAR PICKETS WITH 'DOG EAR TOPS'
- ③ 4"x4" CEDAR POSTS ON BACK OF FENCE @ 8' O.C.
- ④ CONC. FOOTING 13" MIN. DIAMETER 36" DEPTH
- ⑤ STEP FENCE IN PANEL SECTIONS WITH NO MORE THAN 4" BETWEEN BOTTOM RAIL AND FINISHED GRADE

- Any intersection, either in line or at an angle, of open rail fence and 6' privacy fence shall have an 8' transition panel in the privacy portion of the fence.
- Certain corner lots have site triangle restrictions on the lot. An open rail fence may be used to extend fencing into the sight triangle restriction. Any intersection between the two fence types shall have the specified transition panel.



TRANSITION PANEL