

## FENCE GUIDELINES, 18 DEC. 2001

Reference: CC&R's, "Purpose of Declaration"

"It is intended by those restrictions to protect the owners of lots against such improper use of surrounding lots as will depreciate the value of their property; to guard (and) preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials, to obtain harmonious color schemes to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on lots to prevent haphazard and inharmonious improvements of lots; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general to provide adequately for high quality improvements and thereby to enhance the value of lots."

Paragraph 5.1: (Paraphrased) Architectural Approval.

"No building, fence or other structure shall be commenced nor any exterior change be made until the specifications showing the nature, kind, height, materials and location shall have been submitted to and approved in writing by the Architectural Committee."

For units one acre or larger, the CC&R requirement for public easement is as follows:

"The areas designated on the final map are reserved for use and maintenance of access avenues, utility easements and/or riding and hiking trails and other recreational purposes."

### Functional Requirements

The purposes of containment fences shall be for and limited to containing children and dogs. Included, but not limited to, are privacy and security fences.

Decorative fences are to help define the "front area" of the property boundaries and enhance the aesthetics of the neighborhood.

### Location Requirements

The "front area" is defined as the front 25 feet of the property measured back from the front property line, (street address side), of the property. Note that this front property line is **not** the edge of the paved street.

The "backyard area" is defined as the area behind the side of the house that is the farthest distance from the front property line.

Property owners are responsible for not constructing fences on property they do not own.

Containment fences should not be seen from the road if possible, should not be obtrusive to neighboring lots and be in the backyard area. This back-area fencing should be attached to the back of the house or garage and not extend beyond the property line. If access doors are not convenient to the back fenced area, a variance will be given for the side of the house. Containment fences for dogs and children must be in back area.

A portable kennel of chain link fencing can be no larger than 10x12x5 feet high and must be adjacent to the back of the house or garage.

Decorative fences may be on property lines in the “front area”. Decorative fences over 32 inches, maximum of 4 feet high, may be used to define entryways and driveways.

Units that allow farm animals (horses, etc.) may request fencing which will be reviewed on a case by case basis.

Fences are not allowed in public easements or county “road” property.

#### Design Requirements

(See attached pictures for acceptable and unacceptable fencing.)

1. Decorative fences acceptable are sawn or split rail design, with a maximum of 32 inches in height.
2. Decorative fences over 32 inches, maximum of 4 feet high, may be used to define entryways, driveways, etc.
3. Rock pillars and brick pillars with wooden rails fall into the decorative category.
4. Field-wire fencing with green T-posts, wooden round poles, peeler core poles or split rail posts, and chain link fences are acceptable containment type fencing, but limited to 5 feet high maximum. (See attached pictures for what is acceptable.)
5. Solid wood fences may be used only for small privacy areas, such as around a hot tub, and must be attached to the house or decking. These are not to be used for containment.
6. Tube gates are the only acceptable gates for use across the driveway, cannot be more than 5 feet high.
7. Barbed-wire and razor wire fences, and barbed wire and razor wire on top of fences is unacceptable.

Special circumstances shall be considered on a case by case basis.

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