

## **Fences**

All fences installed by Owners requires prior written approval by the ARC. The goal is to maintain a consistency in the quality of the design, the materials, and the placement of any fence.

Fences shall be installed by a qualified fencing contractor. It's the Owner's sole responsibility to ensure the contractor has sufficient Commercial General Liability Insurance.

It is the owner's responsibility to make certain the location of the fence does not encroach onto any other lot, common area, Association owned property, nor any wetland conservation or utility easement, and does not block, obstruct or otherwise impede the designed drainage flow on his or any adjoining lots. For end units between townhome buildings, a 7.5 ft setback from the property line between buildings must be maintained open to allow for emergency and lawn care access to the back of the building from either end of the building.

Setbacks from street right of way is 15' for corner lots, 10' from middle of common area sidewalk, 5' from chain link fence. Fences are not allowed in the front yard. For single family homes, the fence shall be at least 20 feet from the front of the building, and must be installed on the boundary line between lots.

The only approved color is beige boards and rails. The suggested brand is Andrew Tan Vinyl, but other suppliers with same specifications are allowed.

Fence height shall be 6 feet and all fenced areas shall maintain equal depth so that all fences shall be in the same line with neighboring fences. All posts and other structural supports must be inside the enclosure.

Fences shall have a straight top and no finials or other decorative tops on the post or panels shall be permitted. A gate with a minimum of 3 feet wide to allow Association and its authorized representatives full access to each lot for the purpose of maintenance and other duties of the Association. All fence posts shall be anchored in concrete.

For fences in the back of properties that back up to wooded or pond areas, a 4 ft high picket vinyl fence is allowed.

It is the owner's responsibility to make certain the irrigation system on their lot, the adjoining lots, and common area properties operates in the same manner, to the same capacity and irrigates the same vegetative area as it did prior to the installation of the fence. It is the Owner's responsibility and expense to replace, repair or relocate any sprinkler heads or irrigation pipes that are damaged, changed to a different type or size or dug out of the ground as a result of erecting the fence. Any modifications or repairs necessary to the

Association's existing irrigation system shall be performed by a qualified irrigation installer of the Association's choice, at the expense of the Owner.

The owner will be responsible for making certain that any required and necessary permits are obtained. The Association is not responsible for maintenance of any Owner Installed fence. The Owner is responsible for their fence maintenance including, but not limited to, repair, replacement, and pressure washing. All fences shall be maintained in a like new condition.

No dog runs or animal pens of any kind shall be placed or erected on the Property.