

GUIDELINES FOR FENCES AND HEDGES

FENCES

1. No wall or fence, or hedge when used as a fence, shall be constructed higher than 6) feet above the average grade on any Lot and shall require the written approval of the Board prior to being installed. Fences shall be allowed along the rear and side lot lines of a Lot, subject to adopted or amended guidelines on placement in effect at the time of installation. All fence shall be constructed of materials and in a style as may be approved by the Board of Directors in writing in accordance with guidelines as may be adopted or amended from time to time. Existing fences which violate these restrictions must be made to conform upon replacement.
2. Fences must be permanently installed.
3. Acceptable materials are wood, aluminum and/or vinyl only. Style may be Board on Board Shadow Box or Horizontal Slats. Chain-link fences are prohibited.
4. Must conform to any County Code requirements in effect at the time.
5. Height must be a least 4-foot tall and or no more that 6-foot tall along the rear and side Lot lines and cannot extend more than 3-feet beyond the pedestrian entry garage door, or in the absence of one, must by kept 3-feet from behind the front most end of the garage. These measurements are to be in effect for the non-garage side of the property as well and or to be proportionate.
6. Corner Lots will be subject to the above as they apply but will be considered on a case-by-case basis. In any event where the corner Lot abuts a side street, the fence shall not be permitted to be any closer than 8 foot from the side of the house to the sidewalk. **(8-foot setback)**. The 3-foot limitation from the front of the house still applies. County permission is required on all Cornet Lots as to comply with the line of sight requirements.

Plans must be submitted showing on a survey the exact proposed position of the required fence in relation to lot lines and dwelling. It also should show any windows that might impair placement, the type and position of any neighboring fence, and any easements. A Hold Harmless Agreement will be required for any fence that encroaches on any easement.

In any event the Homeowners' Association will not be liable or to be involved with any Dispute with neighbors regarding position of a fence between neighboring properties.

HEDGES AND PLANTINGS

Hedge mean a continuous arrangement of three or more shrubs for the purpose of screening or dividing spaces which are planted and maintained to create an open space less than two feet wide by six high between each shrub. A hedge used for screening purposes must not be any taller than the lowest roof point of the dwelling that it is screening. I.E. if the hedge is in front of the house then it shall be no taller than the lowest roof point of the house. A hedge used to obscure a fence must not be any higher than the height of the fence, and must be maintained as to not cause any material damage to the fence. Such damage will be the responsibility of the hedge owner if the hedge is planted after the erection of approved fence.