

Article VIII – Attachment A – Supplement 1 – Standards, Criteria and Requirements for Fences.

This document describes the standards, criteria and requirements utilized by the Architectural Review Committee in evaluating approval of fencing. This Supplement provides additional details about the approval process described in By-Laws Article VIII – Attachment A and the ongoing maintenance requirements for fences.

Section 1. Perimeter Fencing Bordering or Abutting Roadways; Design, Construction, Materials and Appearance.

- (a) **Wood Fences.** Per DR Section 18, any wood fences must be constructed of decorative wood, generally either cedar, redwood or treated lumber. The fence shall have a minimum of three rails attached in an esthetically pleasing design. Rails shall be attached to posts with galvanized or treated deck-type screws that will not loosen or corrode. If made from wood, gates shall be made to avoid sagging, warping or other detractions. If steel or iron gates are used, they should comply with the standards specified for these materials. Gates and their hinges, locks, latches, etc. shall be consistent with the overall design of the fence itself in terms of materials, color, appearance, etc. Wood fences must be either painted, stained or sealed. A list of approved colors for stain and paint is available from the ARC for your review. Generally speaking, flat black, white, and flat dark brown are preferred colors. Perimeter wood fences that abut a roadway fence shall match that roadway fence in all aspects, provided, however, that if the side fence after some distance from the roadway is no longer visible from the roadway, nor detracts from the appearance to neighbors, or is heavily surrounded by vegetation, trees, shrubs, vines, etc., that fence may receive ARC approval to be maintained in a natural color, rather than painted or stained.
- (b) **Metal Fences.** Architectural metal fences constructed with panels featuring decorative vertical bars have been and may be approved, with either brick, metal or stone posts. Dimensions, size, design, height and top treatment of the fence panels and columns shall be reviewed and approved by the ARC on a case-by-case basis prior to construction.
- (c) **Barbed Wire Fences.** Barbed wire fences are not permitted for any perimeter fence (see Category III for other applications).
- (d) **Pipe Fences.** Pipe fences, whether metal or plastic, are not permitted for any perimeter fence in this category (see Category III for other applications).
- (e) **Chain Link Fences.** Chain link fences are not permitted for any perimeter fence in this category (see Category III for other applications).

Section 2. Perimeter Fencing Not Bordering or Abutting Roadways; Side or Back Fences not Visible from Roadways.

- (a) Design, construction, materials and appearance do not necessarily need to mirror roadway fencing – BUT – still must be aesthetically consistent and architecturally harmonious with the other aspects of the property, including other fencing.
- (b) Barbed wire, pipe and chain link fences are not permitted in this category (see Category III for other applications).
- (c) For additional information, refer to the Interior Fencing Section in this Supplement.

Section 3. Interior Fencing; Pet Yards, Sports Courts, Gardens, Swimming Pools, etc.

Such facilities may need to be fenced, and are also subject to certain requirements. The roadway fencing criteria do not apply. A greater variety and different types of fencing may be approved for these applications. For example:

- (a) Dog/Small Pet Yards. Fencing may be of chain link, provided it is black vinyl coated with wire stretched between the mounting posts at top and bottom to prevent sagging as well as pets digging out under the fence. Posts should be painted black and have decorative finials on top. If the location of the yard is plainly visible from the roadway, or to neighbors, the fencing must be landscaped with shrubs, etc., to block visibility and provide a nicer appearance. If the location is barely visible, modest vegetation such as vines may be sufficient. If it is not visible from the street or neighbors' property, no such landscaping need be done. Alternatively, wood posts with wire mesh may be approved, provided that the visibility, esthetics and general appearance do not detract from the property or neighbors' property.
- (b) Large Pet/Horse Pasture. Fencing may be of wooden posts with slick wire strands (not barbed wire). Wires should be coated to be rust proof or rust resistant to prevent deterioration in appearance. NOTE: Deed Restrictions section 12 permits some large animals to be kept on the front half of large tracts; Fencing Standard I above applies regardless of land use behind the fence.
- (c) Wild Animal Control. Approval of fencing specifically designed for wild animal control has its own standards for materials, location, etc. Approved designs can be made available for use by others upon request by contacting the ARC.
- (d) Swimming Pools, Sports Courts, etc. Chain link fencing may be used and in fact may be required by law for these applications. The ARC and owners must work together to meet any relevant legal standards and still provide an aesthetically acceptable appearance that does not detract from the property or the neighborhood in general. Location, design, height, materials, etc. all will influence the final approval, which will be done on a case-by-case basis.

Section 4. Fence Maintenance.

Fence maintenance can pose a serious challenge in HCE as fences age and deteriorate over time. It is important that our fences are well kept, thus ensuring they serve as an asset to our neighborhood, and not detract from its appearance or desirability to potential buyers. ALL fences must be properly maintained.

- (a) Wood fence rails must be properly attached. Warping of boards and deterioration due to weathering and physical damage make this an ongoing issue. Replacement boards must match existing boards, even if this requires repainting or restaining more than the boards replaced.
- (b) Mold and mildew must be removed from rails, posts, pillars, and caps. Fences must be restained or repainted regularly as needed.
- (c) Metal fences can rust and corrode. When this deterioration becomes obvious and detracts from the physical appearance of the fence, it must be cleaned and repainted. Posts and columns must be kept free of mold and mildew, and also painted periodically as needed. All finials must be attached properly and rust or other damage repaired.
- (d) Lights mounted on fencing, posts or columns must be cleaned regularly, have working light bulbs, and generally be maintained in good working order and appearance.