

# **Sunset Ridge North Association**

## **FENCE CONSTRUCTION Addendum to ARB Guideline 9: Fences**

### ***Background***

Sunset Ridge North is intended to be a community with an “open feel” and fences are normally restricted to specific situations where some special degree of privacy, noise abatement, or need for containment dictates the need for limiting physical, visual or noise access.

It is the goal of the Association to maintain this ‘open feel’ of the neighborhood and to ensure that all changes to property in it either enhance the appearance of the community or are - at a minimum – visually unobtrusive to the community.

The Architectural Guidelines (28 Nov 2005) define the general requirements of the neighborhood. These requirements were established by the developer as a part of the Architectural Guidelines (Item 9) and remain in effect provide for uniform and attractive fences that have a generally consistent size, shape, and color. This Addendum is intended to update those requirements and provide more specific guidance on the construction of fences.

### ***Scope***

This policy pertains to all fences erected in Sunset Ridge North.

### ***Guidelines***

#### ***Location***

1. All fences are to be constructed on private property only.
2. All fences require approval from the Association before construction.
3. No fences will be allowed in the Front Yard of a house (ie in front of the line created by the nearest wall of the house that faces the street).
4. The maximum length of fence running parallel to the street each side of the house will be 16ft, except for houses with side-entry garages, where a fence will be allowed to run across the full width of the rear of the driveway.
5. No fence shall be nearer than 5ft from any pre-existing parallel fence. This prevents the creation of strips of land between adjacent fences that are too narrow to be properly maintained.
6. Where no pre-existing parallel fence exists, all fences shall be constructed solely on the homeowner’s property and with their outer surface no further than 6 inches from the lot line.
7. Where applicable, all homeowners will allow neighbors to tie in an adjoining fence to any fence constructed on, or within 6 inches of, the homeowner’s lot line.

8. Fences constructed on utility easements may be removed or possibly destroyed to gain utility access and will not necessarily be repaired or replaced by those involved.

### ***Style***

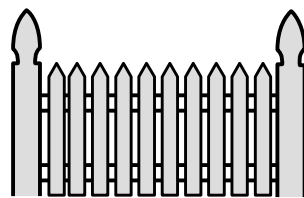
9. Only picket-style fencing is allowed. Chain-link, wire or split-rail style fences are typically not allowed.

### ***Materials***

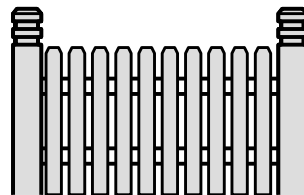
10. Fences will be constructed from materials that are resistant to deterioration. Acceptable materials known at this time are:
  - a. Cedar, Redwood
  - b. Pressure treated wood
  - c. Picket-style painted metal.
  - d. Environmentally friendly plastic or composite materials provided that they are of a quality that will retain their original appearance for many years.
  - e. Brick or stone fencing is typically acceptable if it coordinates with the other structures on the property. Concrete fences are typically not allowed.
11. Fences can be painted or stained in neutral colors, or left in their natural color.

### ***Pickets***

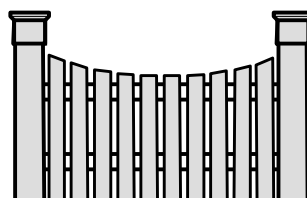
12. Fence pickets will be between 3ft and 4ft high.
13. For non-metal fences:
  - a. Pickets will be constructed using 1" x 4" material.
  - b. Pickets will be uniformly spaced between  $\frac{3}{4}$ " and  $1\frac{1}{2}$ " apart.
  - c. Examples of acceptable styles of pickets are:



☐ Angled



☐ Dog-Eared



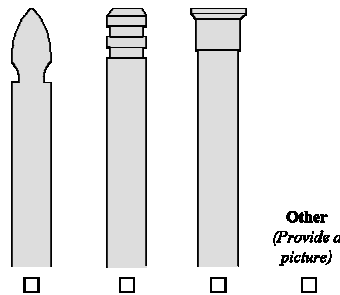
☐ Scalloped

## 14. For metal fences:

- a. Pickets will be a minimum of 1" across.
- b. Pickets will be spaced between 1½" and 4" apart.
- c. The tops of the pickets will not be pointed or hazardous in any other way.

***Posts***

- 15. Posts for non-metal fences will be made of the same, or similar, materials as the pickets. Metallic fences can optionally use brick or stone pillars provided such posts coordinate with other structures on the property.
- 16. The maximum height a post can extend above the pickets is 6".
- 17. All posts that extend beyond the pickets will have a decorative post cap such as:



## 18. For non-metal fences:

- a. The minimum sizes of posts are 4"x 4" with 6"x 6" on all corners and gates. Larger size posts can be used.
- b. 4x4 and 6x6 posts can be alternated along the length of the fence.

## 19. The maximum distance between adjacent posts will be 8ft oc (on center).

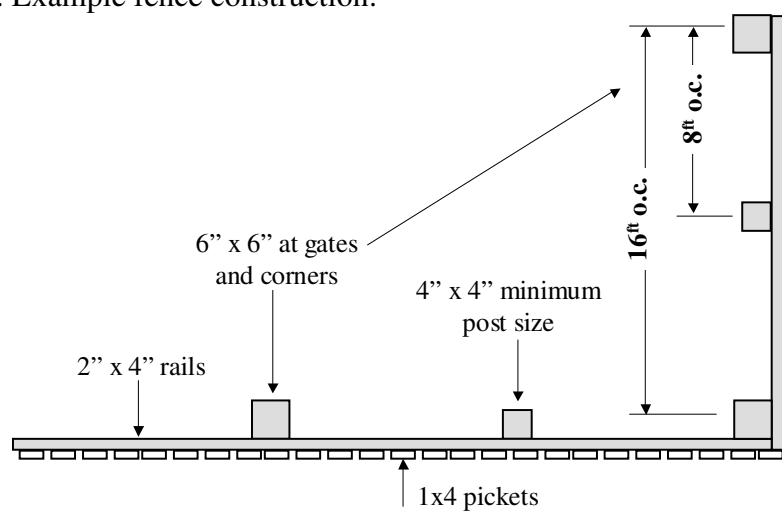
***Horizontal Rails***

- 20. Rails will be constructed of the same, or similar, material as the pickets.
- 21. Rails on non-metal fences will be constructed using 2"x 4" material.
- 22. Rails will be placed on the inside (house side) of the fence.

***Miscellaneous***

- 23. Landscaping may be required to minimize the visual impact of the fence to the community.

24. Example fence construction:



***Period***

This policy shall remain in effect until changed, modified, or otherwise rescinded by the Board of Directors.