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## Architectural Standards and Control Specifications

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### I. Color

- A. Natural wood
- B. Stained (All stain colors must be approved.)
- C. Black for metal fencing

### II. Materials

- A. Fence itself to be wood or metal only. **NO WIRE, CHAIN, STONE, BRICK, OR CONCRETE FENCES ARE ALLOWED.**
- B. Stockade style fences may be either cedar, redwood or treated pine lumber.

**NOTE: No painted fences, only stained natural colors.**

### III. Height

Refer to the following table for acceptable heights. All heights are measured from the ground to the top of the posts. Fencing material may not extend beyond the height limits. Thus, the height limit shall be the higher of the posts or the fencing material. The maximum height may vary based upon the environment and application. Please contact the Architectural Committee for more information.

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FENCE STYLE	MAX. HEIGHT OF ANY PART OF FENCE (FEET)
STYLE A	4-ft
STYLE B	6-ft.

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### **IV. Location**

- A. All fencing must be set back 1/3 the distance between the front of the house and the back line of the house.
- B. All fences must be constructed on the property line.
- C. Existing topography and landscaping within the buffer shall not be disturbed except with the approval of the Board of Directors. Construction within a buffer area may require approval from the Town.
- D. Submit a top-down map (surveyor's plat) to indicate the exact location of the fence in relation to the house and property lines.
  - 1. Dimensions **must** be included
  - 2. Elevations (side view) **must** be included
  - 3. Gate locations **must** be included
- E. No fences should encroach upon wetlands, 100-year floodline or water quality buffer.
- F. Screening requirements will be in effect for any fence bordering a street. Evergreen plantings must be put in place that will screen  $\frac{3}{4}$  of the fence within 3 years.

### **V. Setbacks**

- A. If an adjoining property has an existing fence, the homeowner submitting must attach to that fence or place fence 3-ft off the property line to allow for maintenance between the fences.
- B. On corner lots, fences must be set back from the right-of-way a minimum of 15-ft.
- C. Additional setback requirements may be required for the sake of landscaping.

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### **VI. Landscaping**

- A. A landscape plan shall be part of the documentation required to be submitted with the application. See Section VI paragraph D for guidelines.

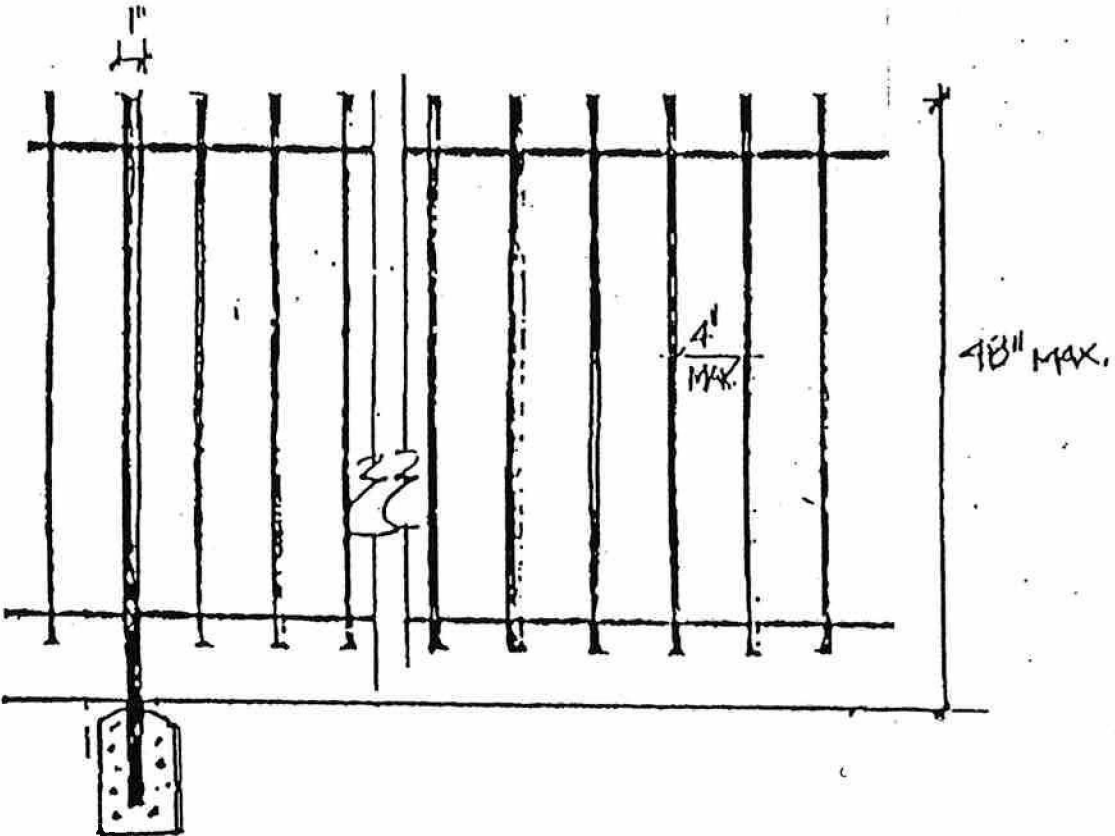
### **VII. Construction Details**

- A. All hardware is to be galvanized.
- B. All posts must be set in concrete.
- C. The finished side of all fence styles must face adjoining lots.

### **VIII. Maintenance**

- A. Maintenance of the fence and all associated screen plantings is the responsibility of the property owner.

FENCE STYLES



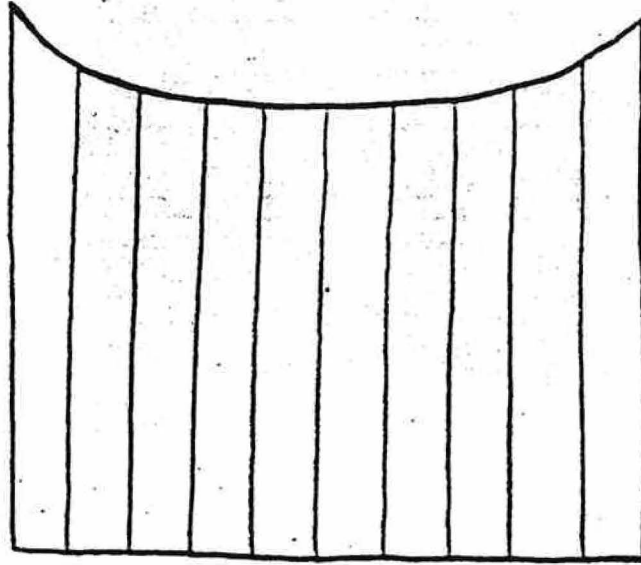
6' 0" TYPICAL  
← BETWEEN  
METAL POST

NOTE: METAL RAIL SHALL BE PAINTED  
FLAT BLACK

4' METAL FENCE

DRAWING #1 METAL FENCE - STYLE A

**FENCE STYLES**



**DRAWING #2 – STOCKADE (SCALLOPED) – STYLE B  
SOLID OR SHADOW BOX**