

Standard 4. Fence Color and Materials

Update Approved by DRB: 05/11/2010

Standard	
Location:	Each unit is required to have a fence at the rear of the unit.
Design	<p>Fence:</p> <ul style="list-style-type: none"> • Corner posts are 6" x 6" and extend 7' above the grade • Fence height is 6' above grade (at the highest point of the grade) • The bottom board is to remain horizontal, and does not conform to the landscape or grade. • End units may have the fence extend 4' to 5' beyond the house to the property line. • See Example #5 for the design and dimensions of the fence. <p>Gate:</p> <ul style="list-style-type: none"> • A gate should be placed in the center of the rear of the fence, the gate may be placed elsewhere if the grade of the land prohibits placement in the center. • The gate matches the fence in construction and color, and is also stepped to accommodate any change in grade. • The opening for the gate should be approximately 3'6". • The gate should be approximately 3'5" wide and 6' tall. • All gate hardware (hinges and handle) are to be black. • Gates should open inward. • Homes with extended fences may have a gate facing the front of the unit. • See Example #4 for the design and dimensions of the gate.
Materials:	<ul style="list-style-type: none"> • Painted wood • Azak (or other PVC Material): <ul style="list-style-type: none"> • May be used instead in place of non-weight bearing boards. • Material must exactly match the cluster standard in dimensions and profile.
Color:	<ul style="list-style-type: none"> • Wood and Azak must be primed and painted the same color as the house trim • House trim can be painted: <ul style="list-style-type: none"> • Duron: Navajo White (Almond) • Behr: Dover Cliffs (ECC-28-2u) • Gliddon: Navajo White (40YY 69/112)

Updates to Standard (Changes from original standard to the currently approved standard)	
Design/Materials:	<ul style="list-style-type: none"> • Addition of Azak for non-weight bearing boards.
Color:	<ul style="list-style-type: none"> • Addition of Behr and Gliddon colors.

Recommendation: The cost of replacement for the shared fence should be divided among the property owners. One owner does have the right to fix or replace the shared fence, but does not have the right to request compensation without prior approval from the other owner.

Standard 4. Fence Color and Materials

Example #1:

Showing the corner and gate of a typical fence



Example #2:

Showing fences from multiple units



Standard 4. Fence Color and Materials

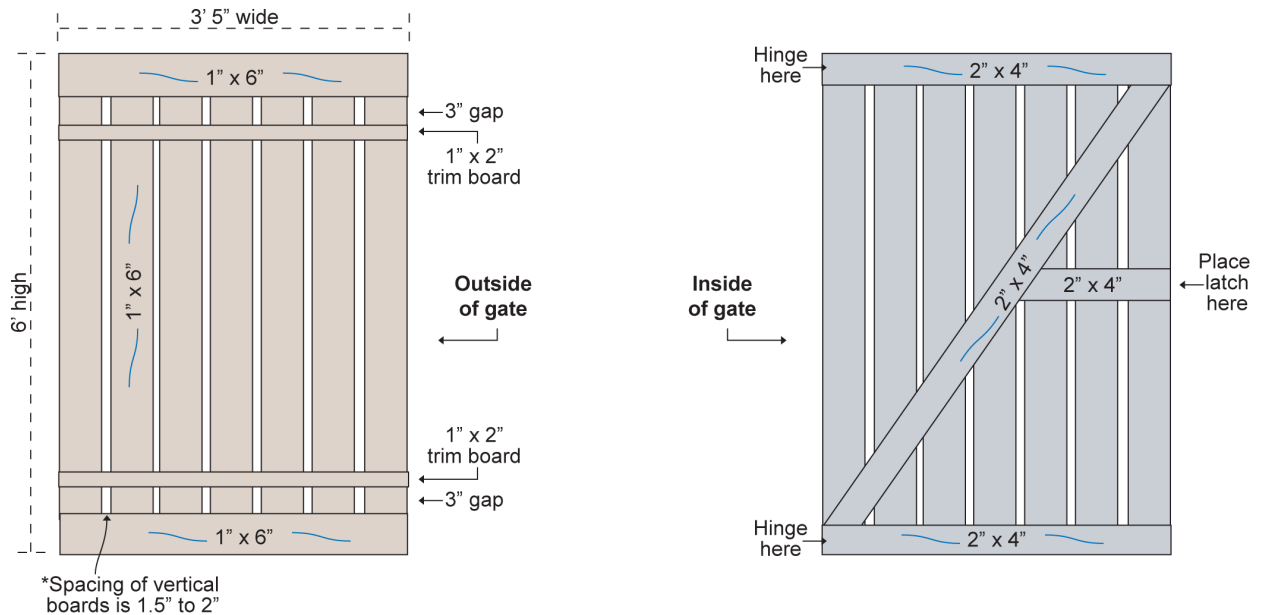
Example #3:

Showing how the fence conforms to the grade of the land



Example #4:

View of gate from inside and outside of the fence



Standard 4. Fence Color and Materials

Example #5:

View from outside of the fence

