

Architectural Standards Bulletin for Town Homes Interpretation of standards for back yard fence

1. Authority. Article V of the Declaration sets forth certain rights and responsibilities of the Architectural Committee, including without limitation, the authority to review proposed construction or alterations of Improvements by Owners on their Lots, the authority to promulgate and amend architectural standards for the community, and provides that the Architectural Committee shall have broad discretion with respect to matter of aesthetics, design, materials and related conditions for any Improvements.

2. Purpose. The Architectural Committee is issuing this interpretation to establish a set of uniform standards to promote a clear and comprehensive policy regarding the construction of fences among Townhome Lots. So as to prevent a wide variety of fence styles and colors that would create an inconsistency of appearance that distracts from the overall attractiveness of the community.

3. Scope. This interpretation applies to all fences to be constructed within the Townhome section of Highgrove. Nothing in this interpretation (a) limits the authority or discretion of the Board under the Declaration, or (b) interferes with easements authorized or permitted under Declaration Article VIII.

4. Construction Standards. Applicants shall submit an Architectural Request Form for approval by the Architectural Committee along with the following: a lot survey indicating the location of the fence, along with a picture or sketch depicting type and arrangement of the fence within the property boundaries. Fences must meet the following standards for back line fences to be approved by the Architectural Committee.

4.1 Existing fence - no alteration to the existing Ryan Home fence is allowed.

4.2 An extension to the existing Ryan Home fence is allowed as long as it does not extend beyond the back property line. The extension must be the same material and style as the existing Ryan Homes fence.

4.3 Back line fence - A back line fence is allowable. The fence can be either 4' or 6' high with a 3' to 4' wide gate. This fence must conform to the existing original 6' high fence in style and color. It must be a sturdy, high quality, white vinyl fence with both top and bottom rails and vertical slats that are solid in style as the original fence. The 4" square post with matching caps installed approximately 6 to 8 feet apart conforms to the existing fence.