

Rules and Regulations

Indigo Pointe

Fencing Guidelines

Other than fences constructed as part of the initial approved construction of the improvements by Builder in Phase 1 Premier Lots, no fence or fencing type barrier of any kind including fencing enclosures for pets shall be placed, erected, allowed, or maintained upon any portion of the Community without the prior written consent of the Architectural Control Authority (ACA), with the exception that underground electronic fencing shall be allowed. Notwithstanding the foregoing, no chain link fence shall be erected on any portion of a Lot.

Fencing for Single Family Lots (other than Phase 1 Premier Lots) shall be wooden privacy fences, standing 6' to 8' tall with a top flat rail. Slats may run vertically or horizontally between posts. Supporting members must face inward to the Owner's Lot. Natural cedar, pine, or pressure-treated wood may be used. Fencing should be stained with clear or natural colors. No white vinyl fencing will be allowed. Fences may run along property line at the rear and sides of lots except for corner lots on which side fencing must follow set back rules to enhance visibility at intersections and along common area sidewalks. Side yard fencing on corner lots must be 10' off of curb line or 3' off of back of sidewalk. Fencing cannot start further forward than 35' back from the front corner of the house and no front yard fencing will be allowed. Lots that back to Forrester Drive have additional requirements noted herein. Notwithstanding the foregoing, all fencing plans, inclusive of placement, style, material, and color, must be approved by the ACA in writing before any construction thereof may commence.

Fencing of individual townhome lots will not be allowed; however, this restriction does not prevent the Board and ACA's adoption, at a future date, of a resolution approving fencing on all lots. Single white vinyl dividers between units for privacy, as placed by builder, will be allowed at the townhome buildings.

For reference purposes, the following are examples of fencing that would likely meet the ACA guidelines:







Synthetic fencing (vinyl products) that mimic natural wood fencing will be allowed within a limited range of color and design. Products such as the vinyl products below will likely meet ACA guidelines:



Owners of Lots which back up to or have a side yard along Forrester Drive will be required to fence Lots using standard 6' height, cedar, vertical-rail fencing with top and bottom rails. Fencing along the Forrester Drive lots will be placed within the 8' easement, and at 3' off of the back of the sidewalk that runs parallel to Forrester Drive. Approved fencing on the Forrester Drive Lots will be as shown below.

