

ROUDEBUSH FARMS FENCE GUIDELINES

This is an excerpt from the Roudebush Farms Covenants., Conditions & Restrictions specifically related to Fences. Please reference the full document for additional information.

Note: Homeowners are responsible for complying with local rules and ordinances including obtaining permits

3. GENERAL RESTRICTIONS

A. Fences. The Committee, prior to any installation, must approve any fencing, walls, mounds, and landscape screening. It is the goal to keep all fencing or screening harmonious with the architectural character of the community. No fence or screen will be approved which obstructs necessary sight lines for vehicular traffic. Undue obstruction of views from adjoining properties and amenity areas will be taken into consideration by the Committee when reviewing fences for approval. No front yard fencing is permitted, except on a Lot on which there is maintained a sales office or model home by Declarant or a Builder. All fences must be professionally installed. The Owner shall keep all fences in good repair. No fences shall be located any closer to the front lot line than a point ten (10) feet back from the front corners of the residence. Notwithstanding any other provision of this Declaration to the contrary, invisible electronic fences designed to restrict the movement of animals are expressly permitted. Notwithstanding any other provision of this Declaration to the contrary, on a corner lot, no fences will be allowed between the side building line and the adjacent street right-of-way. No fences are allowed in easements and, if erected, are erected at the Owner's risk as such fences may be partially or completely torn down by others if said fences interfere with the installation, operation, and/or maintenance of the facilities for which the easement has been reserved. Any fence located along a common area or a perimeter boundary of the Development shall be of uniform size, materials, height, and design to be determined by "Committee".

(i) Height Restrictions: The Committee shall determine the height of fences and walls; provided, however, that the following maximum heights of walls and fences shall not exceed the following:

- a. Black wrought iron fencing shall not exceed six (6) feet in height;
- b. Wood or vinyl/PVC fencing shall not exceed four (4) feet in height; provided, however, that this restriction may be waived by the Committee to enclosed an in-ground pool;
- c. Lot fencing and walls shall not exceed six (6) feet above grade;
- d. Patio screens/privacy fences adjoining the rear of the Dwelling Unit shall not exceed six (6) feet in height; and
- e. No fence located on a Lot abutting a Pond shall exceed forty-two (42) inches in height beyond a point sixteen (16) feet from the rear line of the Dwelling Unit. However, this restriction may be waived by the Committee to enclose an in-

ground pool.

(ii) Material and Finish. Black wrought fencing is preferred. However, the committee may allow wood fencing. Also, vinyl or PVC "picket" fencing may be allowed. If a wood picket fence is to be painted, then it should be maintained, at all times, in a "like new" condition. Chain link fencing is prohibited. The Committee must approve all fencing materials, design, and location. Walls above grade must be constructed of natural stone, masonry, black wrought iron or shadow box fencing. The Committee will approve landscape screening material, design, and location on an individual basis.

(iii) Approval. The exact location, material, color and height of the fence and rendering or photograph thereof shall be submitted to the Committee for written approval at least thirty (30) days prior to proposed construction. If however, approval has not been issued by the Committee in writing within thirty (30) days after submission, then said request shall be considered DENIED (See Paragraph 8.)