

CREEKWOOD

HOMEOWNERS ASSOCIATION, INC.

FENCING GUIDELINES

Per the Declaration of Covenants and Restrictions Article III, Section 23, Architectural Control. The Architectural Control Committee, (ACC), or Architectural Review Committee, (ARC), shall have the right to specify and approve all fences. The following specifications are to be used as a guideline for all fences. The ACC or its successors prior to any installation of fences must approve all fences in writing, even if it meets the specifications below.

In order to obtain approval of a fence, a survey or plot plan showing the owners property and adjoining properties with all permanent structures (including existing fences) located on them must be submitted. The survey must show the location of proposed fences, fence height(s), all transition points of fences, gate locations, distances from property lines, existing or proposed grades, all easements, drainage or utility structures, and list the specifications of all fence materials. The ACC meets monthly to review improvement requests but shall have a minimum of thirty (30) days to approve any plan submitted.

The following specifications for fencing are to be used as a guideline:

Fence construction:

A.) **Materials**: Pickets shall be 1" X 4" domestic P.T. #2 pine, .25 retention with dog-eared tops.

Rails shall be 2" X 4" domestic P.T. #2 pine, .25 retention.

Posts shall be 4" X 4" domestic P.T. pine .40 retention.

All nails and staples shall be galvanized to resist rust. Gate hardware shall be black painted.

All material is to be left "natural" (unpainted) and will be maintained in new or good condition with the good side facing out. Any unsightly or decayed material may be required to be changed by the homeowner, at the ACC or Board's discretion.

White 6' PVC Stockade style fencing is approved.

B.) **Construction**: Unless otherwise approved, pickets shall be assembled in a shadow box design with a maximum gap between boards of 2 ¼". Design shall include three (3) rails on all 6' high fences and two (2) rails on all 4' high fences. All posts must be set at a minimum of 36" into the ground and be spaced not less than 8' 0" on center. Gates must be constructed similarly and must be reinforced to prevent sagging. Rear property lines on lake lots and conservation lots; if fenced must have 4' high spaced picket fence. The pickets will be placed on the outside of the fence with the maximum spacing between pickets of 2 ¼".

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Acceptable Locations:

A.) **Front Setback:** Shall be behind the closest point of the house to the street, on interior lots. Corner lots shall be subject to ACC review.

B.) **Easements:** Approved fences may be installed in drainage and utility easements subject to the following conditions:

- 1.) Owner understands that he/she may need to remove and reinstall any fencing at their expense to allow the appropriate agencies to use their easements.
- 2.) All fences must be installed so that water flow off of the owner's property or other lots designed to drain through those easements, will not be impeded.

C.) **Lake Lots:** On side yards of lake lots, fences must begin to transition from 6' high down to 4' high at a minimum of 30' from the rear of the property corners. A greater setback may be required if views to the lake by adjoining homeowners are blocked. The transition for 6' high to 4' high will take place in an 8' section of fence. From that point, the fence will continue at 4' high in a vertical shadow box design.

D.) **Conservation Lots:** Conservation lots shall have the same requirements as lake lots, with the exception that the rear yard fence must be set on the conservation easement line or to the house side of that line.

E.) **Subdivision Wall:** On the side yard lines of lots that abut to the subdivision walls, fences may butt into the solid wall. All fence tops must finish below the wall cap on the wall and must not be visible from the street. On the side yard lines, where open rail fencing is located in the subdivision wall, the fence may butt into the solid wall no less than 1'. The fence must then run on a straight line from that point a minimum of 20' towards the front property line. At that point, the fence may turn towards the side property line and then continue down the side property line. The fence visible from the street through the open rail section must be landscaped with appropriate materials to soften the fence appearance. In addition irrigation must be installed in this area to adequately water all landscaping. Also, an access gate must be placed in an inconspicuous place to allow the homeowner to maintain this area. Please note that fence requests should show all landscape and irrigation for this area.

The requirements for fencing are to provide for consistent and appealing fences in the community. The ACC at its discretion may consider other fences with similar appearance. Any inconsistencies or conflicts in these guidelines will be settled at the ACC's sole discretion.

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