

APPENDIX B: KINGSHYRE FENCE ADDENDUM FORM

This Form is designed to accompany the Kingshyre Exterior Alteration Application (EAA) and shall not be approved by the Architectural Control Committee (ACC) unless both documents are submitted.

HOMEOWNER(S) NAME _____

PHONE _____

STREET ADDRESS

Have you read the Kingshyre Fence Specification ? Yes No

Name of Company or Installer

FENCE MATERIALS TO BE:

Pressure Treated Pine Western Cedar Vinyl

Describe Style – (Example: “Dog Ear”) _____

FENCE POSTS:

Standard Decorative

If Decorative Describe Style _____

FENCE NAIL STRIP FASTENERS:

Galvanized Nails Galvanized Screws

FENCE PLANKING:

Describe Planking Pattern and Dimensions – (Example: “Board against Board”, “Shadowbox”, 1” x 6” x 6”) _____

FENCE PLANKING FASTENERS:

Galvanized Nails Galvanized Screws

FENCE GATES:

Number of Gates _____ Describe Location – (Example: “Center of West Fence”)

FENCE GATE HARDWARE:

Black

White

By signing this document, you do hereby agree to the following terms:

1. To build, or have others to build this fence according to the standards set forth in the Kingshyre Fence Specifications.
2. Allow any Member(s) of the ACC to inspect (with proper appointment – such as a phone call) before, during, or after installation to verify that all Kingshyre Fence Specifications have been followed.

SIGNATURE OF HOMEOWNER _____ **DATE**

The current form may also be downloaded or printed from www.kingshyre.org

APPENDIX C: KINGSHYRE FENCE SPECIFICATIONS

The Architectural Control Committee (ACC) of Kingshyre Subdivision has adopted these Specifications for fences in order to maintain a consistent application for installation. They are intended to “standardize” the installation, providing a “quality” product thereby protecting property values for all homeowners.

A copy of this document is available to all Homeowners who submit an Application to the ACC for the acceptance of building a fence. This document may also be downloaded from the Internet at www.kingshyre.org.

As the Kingshyre ***Declaration of Covenants, Conditions and Restrictions*** (DCCR) state in **Article VII, Section 1., Paragraph G** – All fencing and hedges shall be approved by the ACC. Refer to this section of the DCCR for more information.

ENFORCEMENT: Failure to acquire proper approval, including but not limited to, submitting an EAA (Exterior Alterations Application) and Fence Addendum Form(s) to the ACC will be considered a direct violation of Kingshyre Covenants, Conditions and Restrictions. The owner of such violation may be subject to fines and or the removal of any fence by the Association or their Agents at the expense of said owner.

EXISTING FENCES: Any and all fences that presently exist or have been approved by the ACC prior to the effective date of the Kingshyre at Cross Creek Architectural Guidelines, Standards and Criteria will be considered “Grandfathered” (accepted as is) and no further approval by the ACC is required.

WOOD FENCES:

No pre-fabricated wood fencing of any type is allowed in Kingshyre.

All fence materials are to be of “Premium” grade only.

All wood fences will be of a “stick – built” type.... meaning it is to be constructed at the site where it will remain.

Fence materials may be “pressure treated pine” or “western cedar” but not a combination of said materials. It is to be “all pine” or “all cedar.”

FENCE POSTS SPECIFICATIONS:

- All fence posts shall be a minimum of 4”X4” and the same material as the planking with a maximum center line spacing of eight (8) feet. Exceptions may be made where a specific material is not available. Example: Cedar posts are not available.... the ACC may approve pressure treated posts.
- All fence posts are to be set straight, as with a “string”, within 1/4” throughout the perimeter of the approved fence layout. The “layout” should be submitted with the Kingshyre Exterior Alteration Application and Kingshyre Fence Addendum.
- All fence posts holes shall be a minimum of eighteen (18) inches deep and approximately ten (10) inches in diameter with cement surrounding the posts to full depth stated. All posts shall be plumbed within ¼ inch on two (2) sides

adjacent to one another.

- All fence posts shall be a height that will be consistent with the terrain and shall not protrude above the six (6) foot height, or be visible, from the finished side of the fence planking.
- Posts shall be set on both sides of a “gate” and shall not be attached to the residence in any manner.

DECORATIVE FENCE POSTS:

- Store bought fence posts with a milled decorative top such as a “Gothic” or “Colonial” style may be used if approved by the ACC. These posts shall be installed as the standard posts above with the exception that they may protrude above the six (6) foot limit and be visible from the finished side of the planking.
- These posts shall be allowed to protrude above the six (6) foot limit only enough to display the “decorative design” plus approximately two (2) inches maximum.
- The height of these posts shall be installed in such a way as to provide a consistent, uniform, attractive appearance.

FENCE NAIL STRIPS:

- Material used for nail strips (nailers) shall be a minimum of 2” X 4” inches and shall be the same material as the finished planking.
- There shall be three (3) rows of nail strips throughout the design of the completed fence. The “low” row nail strip to be installed approximately one (1) foot above the terrain, the “high” strip to be approximately five (5 1/2) feet above the terrain, and the middle strip to be centered between the high and low strips.

FENCE PLANKING:

- Fence planking shall be of “Premium” quality and a minimum of 1” material thickness and not exceed six (6) feet in length. Examples would be: 1” X 6” X 6’ or 1” X 4” X 6’ etc., as defined at any retail lumber yard.
- The accepted standard installation is “board against board” but other methods may be accepted by the ACC with proper approval.
- The standard accepted style of planking shall be “dog eared” but other styles may be accepted if prior approval of the ACC is granted. There shall be no “square cut” styles accepted or approved.
- Each and every single plank shall be attached to the nail strips with a minimum of two (2) fasteners per strip
- Finished fence planking shall be installed in such a way as to be facing away from the residence, thereby not exposing nail strips to adjoining property, streets, or common areas.

FENCE GATES:

- Fence gates shall be constructed as the fence with respect to style, height, and three (3) nail strips with additional diagonal bracing connecting the three nail strips.
- Fence gates shall not exceed five (5) feet in width. There shall be no “double gates” which would permit a piece of equipment such as an auto or trailer or other object of that nature.

FENCE HARDWARE AND FASTENERS:

- All fence fasteners used in the construction of any wood fence will be of a nature so as to resist rust and corrosion.
- Nail strips shall be fastened with sixteen (16) penny galvanized nails or the equivalent galvanized deck screws. Deck screws are preferred.
- Planking shall be fastened with eight (8) penny galvanized nails or the equivalent galvanized deck screws. Deck screws are preferred.
- Gate hardware (hinges, latches, etc.) shall be designed for outdoor use. The standard hardware shall be “black” painted. All gate hardware shall be consistent.

VINYL FENCING:

From time to time, new materials and products become available, such is the case with Vinyl Fencing. These products resist the “elements” of changing weather conditions far longer and better than wood. They are much easier to maintain in a neat, clean, and attractive condition. While the initial cost of purchasing and installing this product is slightly higher than wood fencing, the stated benefits of longevity as well as aesthetic appeal tend to offset the cost. Due to the prefabricated nature of vinyl fences, professional installation is recommended.

VINYL FENCE POSTS:

- Initial installation requires 4” X 4” pressure treated posts be installed the same as for wood fences with the exceptions of center spacing and height. After these posts are installed “Vinyl Sleeves” are then placed over the wood posts.
- All fence posts are to be set straight, as with a “string”, within 1/4” throughout the perimeter of the approved fence layout. The “layout” should be submitted with the Kingshyre Exterior Alteration Application and Kingshyre Fence Addendum.
- All fence posts holes shall be a minimum of eighteen (18) inches deep and approximately ten (10) inches in diameter with cement surrounding the posts to full depth stated. All posts shall be plumbed within ¼ inch on two (2) sides adjacent to one another.
- Center line spacing of posts will be determined by the “style” of prefab plank panels selected. A “template” is recommended to maintain consistency of center line spacing of posts during installation. *Remember to allow for vinyl sleeves and panel mounting brackets.*
- The height of vinyl clad posts shall be six (6) feet plus enough clearance to install

the selected style Vinyl Cap. Vinyl caps shall be cemented to posts with the adhesive designed for this application.

VINYL PANELS:

- The choice of style of prefab panels should be submitted to the ACC for approval. The standard accepted style is “dog ear” but other styles may be considered by the ACC.
- Standard prefab panels are 6 X 6 feet and the six (6) foot height above terrain should be maintained.

VINYL GATES:

- Vinyl gates are also prefabricated and shall be a style that matches/compliments the remainder of fencing. The owner selected style shall be described to the ACC for approval.

VINYL FENCE HARDWARE:

- Vinyl fence has hardware specifically designed for installation and installer shall not deviate from such.
- Installer shall use gate hardware especially designed to be used on vinyl gates.

UNUSUAL CIRCUMSTANCES:

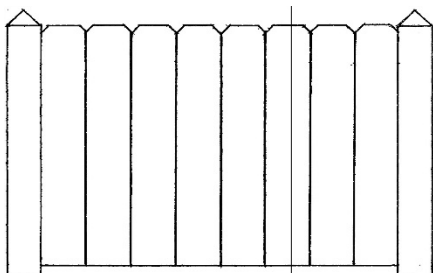
In the event of unusual circumstances related to fences, such as culverts, drainage ditches, or uneven terrain, contact the ACC by calling Gary Saliba at WISE PROPERTY MANAGEMENT (813) 968-5665. Someone from the ACC will contact you as soon as possible.

ACCEPTABLE TYPES OF FENCE

WOOD FENCES

PRIVACY

Standard Acceptable: Dog Ear Top (Other Styles Acceptable With Approval of ACC)



All Homeowners shall be held responsible for the acts of their employees, subcontractors, and any other persons or parties involved in construction or alteration of the home site. The responsibilities include, but are not limited to, the following:

- a. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
- b. Storing and disposing of material in a lawful manner. No material or debris shall be dumped in conservation or common areas.
- c. Prohibiting the consumption of alcoholic beverages, illegal drugs, or other intoxicants that could hamper the safety or well being of other personnel on the site.
- d. Keeping noise pollution to a minimum.
- e. Working between the hours of 7:00 a.m. and 6:00 p.m. Monday – Saturday and 10am – 3pm on Sunday.

STEP 4 - Final Inspection

The ACC shall have the right to enter upon and inspect any property (however, the ACC will call before visiting a property) at any time of the process before, during or after the completion of work for which approval has been granted to review the work in progress. Upon completion of the modification the Homeowner shall give notice to the ACC for final review. Any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc., must be repaired or the damage will be repaired by the Association and such costs will be charged to the Owner. Acceptable completion time frames for projects will be as follows:

- a. Exterior Painting - 45 days
- b. Fence Installation - 2 months
- c. Pool Installation - 4 months
- d. Home Additions - 8 months

If projects will require additional time, the Owner should contact the ACC with the anticipated completion date.

B. EXEMPTIONS

The following modifications do not require prior approval by the ACC:

- a. Replace existing screening with identical screening materials previously approved by the ACC.
- b. Replace existing exterior doors with identical exterior doors previously approved by the ACC.
- c. Replace existing mailbox with identical mailbox or previously approved by the ACC.
- d. Replace existing roof with identical roof material.

All references in the paragraph to "identical" shall mean that such items shall be replaced with an item that is identical in all respects to the existing item (i.e., identical style, texture, size, color, type, etc.).

C. RECONSTRUCTION (Article VII, Section 1, Paragraph R)