

Architecture Committee standards and guidelines of Fence Design approval in the Covenants

From the Covenants

Section 8.4 Procedure for Approval.

(g) Fences. Fences are not encouraged because they fragment the landscape of the Addition. The location and composition of all fencing and walls constructed on any Lot shall be subject to the approval of the Architectural Committee and must be constructed of material approved by the Architectural Committee and must comply with all applicable governmental requirements and ordinances and all provisions of this Declaration. No fence or wall shall be permitted to extend nearer to the front street than (i) forty-five (45) feet from the front street, or (ii) the front of the house, whichever distance is further. solid material (only chain link or rod iron will be permitted). Except as approved by the Architectural Committee, no portion of any fence shall be more than four (4) feet in height as measured from the lowest point of the Lot; provided however, any fence around an in ground swimming pool shall comply with all Laws, but under no circumstance may be of a solid material (only chain link or rod iron will be permitted).

From the Architectural Committee

The Architectural Committee has the authority (i.e. responsibility?) to "publish and promulgate bulletins regarding architectural standards, which shall be fair and reasonable and shall carry forward the spirit and intention of this Declaration ("Design Standards)". The Architectural Committee "in its sole discretion may grant variances from the Design Standards." With respect to fences, this has either been done in past cases or possibly some installations have escaped attention of the committee altogether. While these "privacy" fences do represent a variance from our covenants (i.e. black rod iron or chain link) we understand that other residents also have fencing styles outside of these two styles. Most important to the committee is that the style of fencing conforms to the neighborhood overall.