

## Pucketts Manor Community Association, Inc. Fence Design Guidelines

No fences, walls or similar structures shall be erected on any Unit, without the Board of Directors' and the Architectural Review Committee's prior written consent. Any wall, solid fence, evergreen hedge or other visual barrier which is erected on any Unit shall be approved in writing by the Board of Directors during the Construction and Sales Period, and thereafter by the Association, and shall be in compliance with all laws and governmental regulations and ordinances pertaining thereto.

This document provides guidelines as to what is generally acceptable fencing in the Community; however, the final approval of any installation resides with the ACC, which may take into account factors specific to each situation that will modify or supersede these guidelines.

1. No fences will be permitted in the front yards of homes, except as required to secure the safety of retaining wall drop offs of sufficient height to be hazardous. In such cases, the fence will be of black metal design. Specific decorative variations of that design may be submitted to the ACC for consideration.
2. Fences may not be located in stream or lake buffer zones as indicated on your survey plots.
3. An installed fence in the back yard must be within the property lines of the lot, and cannot be placed further forward than the rear corners of the house. Property lines should be clearly and correctly marked prior to installation.
4. All fence requests must be submitted to the ACC with the proposed installation location marked on a copy of your survey plot. It is the individual homeowner's responsibility to comply with all governmental codes and regulations pertaining to easements and other constraints. Approval of a submitted request in no way implies that the ACC has investigated these matters or agrees a proposed project meets governmental requirements. The ACC reviews these projects for location and aesthetics only.
5. Chain link or cyclone fencing is not permitted.
6. Wooden privacy fences are permitted provided they are constructed in either a "Dog Eared" or "Privacy Arched" style.
7. Alleys may not be created between two fences. If a neighbor already has a fence along a property line, you must tie into that fence with permission from the neighboring property owner.

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8. Fences are to be constructed of brick, stone, wood, finished steel or decorative aluminum. There are three types of fences approved for use in the Community:
  - a. Black powder coated steel or aluminum fence.
  - b. Wood fence
  - c. Privacy fence (see above for restrictions).
9. All wood fences shall be constructed of either cedar or pressure treated wood. Framing and support structures for wood fences must face the interior of the property, and any finished side of fencing material must face outside the property. All non-natural finishes applied to a fence must be approved by the ACC.
10. The fence can be a minimum of 48” high at the lowest point up to 72” high at the highest point.
11. Fences should be installed such that water drainage and flow is not impeded.
12. An owner shall not be permitted to install within the exterior yards of a Unit, any cables, wires, ropes or other device which-is intended to physically constrict the movement of a dog or other domestic animal, with the exception of an “invisible” fence. The boundaries of any invisible fence shall be limited to the rear yard and the portion of the side yard of a Unit which is located between the rear boundary of a Unit and the front wall of the dwelling and a dog shall not be allowed unleashed in either the front yard of a Unit or the Common Elements.