

Fencing Requirements

Reproduced below is the section of the "Second Amended and Restated Declaration of Covenants, Easements and Restrictions for Fairways of Sherrill Park" which governs the requirements for fences and fencing materials for all homes in our neighborhood. Paragraph 3.22 was subsequently amended by the Declarant (Farm and Home Savings Association) in their "Second Amendment to the Second Amended and Restated Declaration of Covenants, Easements and Restrictions" (effective January 20, 1988) as shown in the following reproduced paragraphs. If you are considering repair, replacement, or renovation to your fencing, please understand these limitations and plan your project accordingly. Any deviation from these restrictions must be approved, in advance, by the Architectural Control Committee. See the Forms page for a link to the appropriate request form.

These requirements exist to maintain a consistent look and feel through the neighborhood and insure that the values of our homes aren't compromised by substandard construction materials or construction techniques.

3.22 Fences. All fences shall be of masonry, wood or wrought-iron and shall be maintained in an attractive manner and no fence shall be erected or located on any Lot without the prior written approval of the Architectural Control Committee. There shall be no wire or chain-link fences. No fence upon any Lot shall extend toward the front Lot line beyond the front building line. No fence shall exceed six (6) feet in height. Fences located on the rear lot line of lots which back up to the Sherrill Park Golf Course shall not exceed four (4) feet in height and shall be of wrought iron construction identical to the wrought iron fencing installed on the rear lot line of such golf course lots in connection with the initial development of the subdivision. Further, on lots which back up to the golf course, no fencing shall be located within ten (10) feet of the rear lot line other than a fence located on the side lot line, which fence shall be of identical height and design to the wrought iron fence installed on the rear lot line.

NOW, THEREFORE, in accordance with the terms and provisions of the Declaration, the Declaration is hereby amended as follows:

1. The fourth sentence of Section 3.22 of the Declaration is hereby deleted from the Declaration, and the following is hereby substituted therefor:

Except as otherwise provided to the contrary in the immediately following sentence, no fence shall exceed six (6) feet in height. Fences located on the rear lot line of lots which back up to an alleyway may exceed six (6) feet in height and be of a maximum height of eight (8) feet in height, and only that portion of the fence which is on the rear lot line of the property abutting an alleyway may exceed six (6) feet in height. The Architectural Control Committee may publish guidelines which

permit a short section of fence on the side lot line near its intersection with the rear fence to exceed six (6) feet in height so that the transition between the eight (8) foot rear lot line fence and the six (6) foot side lot line fence may be accomplished by an angled decrease in height rather than an abrupt reduction in height from eight (8) feet to six (6) feet."

Except as amended in accordance with the preceding provisions of this paragraph, Section 13.1 of the Declaration is not otherwise amended.