

ARCHITECTURAL STANDARDS BULLETIN #1 DRAFT Rev2
FAIRWAYS OF SHERRILL PARK
ARCHITECTURAL CONTROL COMMITTEE
SEPTEMBER 20, 1999

1.0 FENCING MATERIALS ñ This section supplements the requirements in paragraph 3.22 in the Declaration¹ with regard to fences.

1.1 Masonry used in fences shall be either; brick matched as closely as possible to the original brick color of the house; or stone to blend with color of existing structures. Concrete block, cement block, cinder block, or concrete fences are not acceptable.

1.2 Wood used in fences shall be of a type normally used as fencing material in its natural color or treated with a preservative or stained a natural wood color. Wood fences are not to be painted.

1.3 Wrought iron painted flat black to match the fence on the golf course.

1.4 Aluminum may be used as a fence provided it is built to look exactly as the golf course fence and painted flat black only.

1.5 Plastics (Vinyl, PVC or other synthetic material) may be used for fencing provided that it substantially preserves the appearance of a wood fence. It must in a wood tone color with a flat or satin finish not shiny or glossy. The material must be suitable for long term exterior use without discoloration or deterioration. Full specifications, references, product warranties, and material samples shall be submitted to the Architectural Control Committee for consideration and is subject to approval on a case by case basis prior to construction. Approval of neighbors located within two houses on each side of proposed plastic fence, five houses across the front street and five houses across the back may also be required on a case by case basis.

2.0 Fence Heights ñ This guideline addresses a method for deciding whether or not to approve variances of the 6 foot height limitation contained in paragraph 3.22 of the Declaration¹.

¹ SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, EASMENTS AND RESTRICTIONS FOR FAIRWAYS OF SHERRILL PARK

- 2.1 In general, fences facing the street along the front of the house, along property lines between two neighboring houses, and along property lines bordering the common green shall remain at the 6 feet height limitation.
- 2.1.2 A horizontally level fence top starting at 6 feet high or less at the edge of the house, may exceed 6 feet tall from the ground where the elevation of the ground drops off away from the house. However, the maximum height of the fence must not exceed 8 feet high.
- 2.1.2 Consideration for a waiver of this limit may be provided on a case by case basis only where the six feet height does not provide adequate privacy due to people outside of the fence standing on higher ground nearby in public or common areas being able to see inside the fenced area.
- 2.2 Fences along an alley or side street are permitted to be 8 feet high without a retaining wall or 6 feet high on top of a 2 foot or taller retaining wall, or 8 feet total height including the fence height plus the retaining wall height for retaining walls of less than 2 feet tall.
- 2.3 The portion of a fence from the rear alley along the rear driveway to the rear of the house and not visible from the front of the house may be 8 feet high as described in paragraph 2.2 above.
- 2.4 A short transition section between 6 feet tall portions of the fence to the 8 feet tall portions of the fence is allowed but shall not exceed the normal distance between fence posts. The transition section shall not be positioned along portions of the fence facing the front street.
- 2.5 Fences along property lines between neighbors and not extending beyond the front edge of the house may be a maximum of 8 feet tall provided that advance written approval of the owner of the neighboring house is received by the Architectural Control Committee.
- 2.6 Retaining walls may not be used to bypass the height guidelines. Retaining walls must be filled in up to the top of the retaining wall.

Note: Existing fences, previously approved by the Architectural Control Committee, are grandfathered and need not be modified to comply with the requirements contained in this bulletin. However, all new fences including replacements of existing fences must comply with these requirements. Plans must be submitted to the Architectural Control Committee for review and approval prior to construction of any additions, alterations, or improvements including fences.