

FALL CREEK PLACE HOA

FENCE GUIDELINES

Design Guidelines (2005):

3.6 FENCING AND WALLS

All fencing and walls are subject to DRC approval prior to installation.

Special consideration shall be given to the design, placement, impact and views of a wall or fence from neighboring home sites. Fencing shall be considered as a design element to enclose and define courtyards and other private spaces, provide security, and relate building forms to the landscape.

General Fencing. Any fencing used in the front yard must be between thirty-six inches (36") to forty-two inches (42") in height. Front yard fencing must be open spaced pickets and may not be a privacy fence. For homes on a corner lot, the side yard facing the street shall be considered a primary façade, and as such, any fencing must adhere to the standards set for front yard fencing.

Where applicable, such as with a solid board privacy fence, the fence shall be installed with the finished side facing out and the rails, or stringers, facing inside to the homeowner's property.

It is recommended that any solid walls be constructed of the same materials found in the architecture of the residence.

No chain link or welded wire fencing will be permitted within the neighborhood community. No fence may be erected within landscape easements, utility, or other easements, abutting or adjacent to parks.

If an open spaced picket fence is to be installed along a landscape easement, it must be erected on the inside of the landscape easement as defined by the edge of the landscape or right-of-way easement that is farthest from the adjoining street and nearest the residence.

Refer to the Builder's Guide for New Construction (Exhibit A), page 12 for supplemental graphic details on fencing.

FALL CREEK PLACE HOA

FENCE GUIDELINES

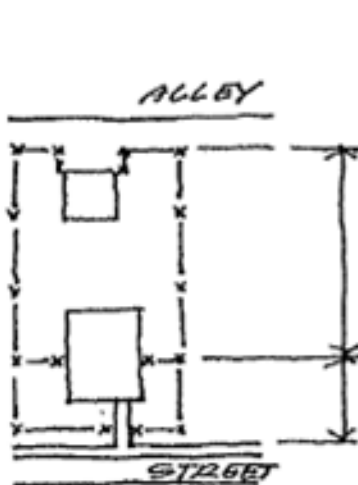
Builder's Guide, page 12:

FALL CREEK PLACE BUILDER'S GUIDE

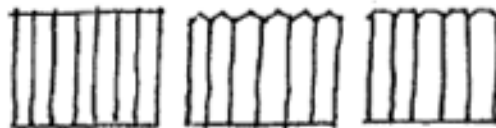
SITE DEVELOPMENT AND LANDSCAPING

RECOMMENDED

1. Maintain the original topographic character of a site as perceived from the street.
2. Off-street parking should be located at the rear of the properties, oriented toward alleys, and screened if appropriate.
3. Privacy fences, if desired, should enclose only the rear yard.
4. Front yard fences, if desired, should be open in style and relatively low (usually not in excess of 42"). Picket, wrought iron, or other ornamental fence may be appropriate, depending on the use of the property.
5. Trees should frame and accent buildings and should line the street.



APPROPRIATE FRONT YARD FENCE STYLES



APPROPRIATE REAR YARD FENCE STYLES (WOOD BOARD)

REAR YARD PRIVACY FENCES

- SHOULD STOP APPROXIMATELY MID-POINT BETWEEN THE FRONT AND REAR OF THE HOUSE.
- SHOULD BE NO HIGHER THAN 6 FT.
- MAY BE SOLID

FRONT YARD FENCES

- SHOULD BE 36" HIGH (42" MAX)
- MUST BE OPEN (SPACED PICKETS)

INAPPROPRIATE FENCE STYLES

