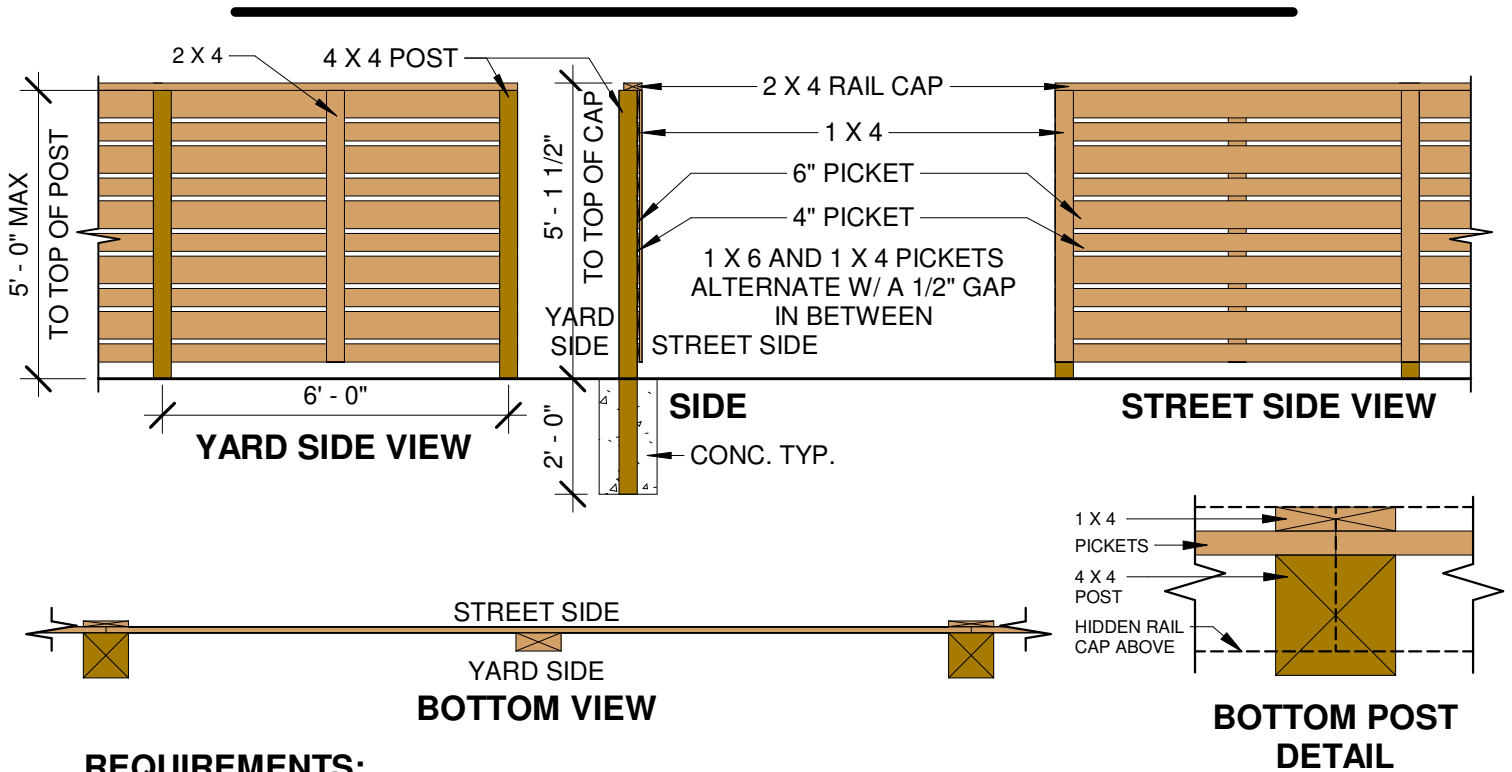


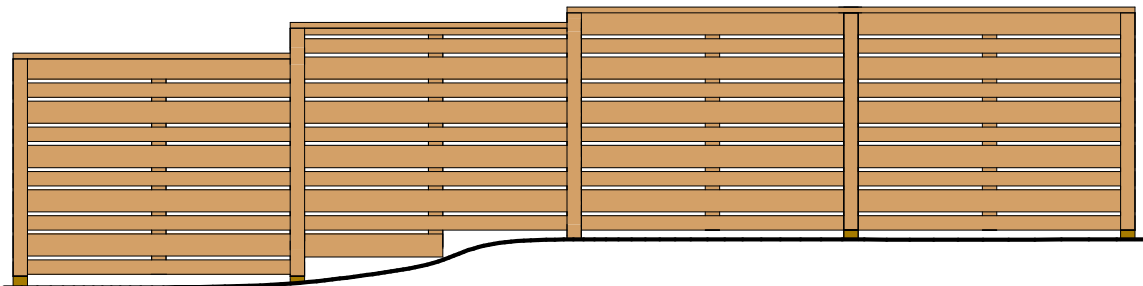
FENCE DETAIL



REQUIREMENTS:

- ALL UTILITY LOCATIONS MUST BE ESTABLISHED PRIOR TO FENCING INSTALLATION (CALL 811 FOR LOCATES AND GIVE AT LEAST 1 WEEK NOTICE).
- ALL FENCING MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO START.
- ALL MATERIALS ARE ROUGH SAWN CEDAR.
- ALL POSTS ARE 4" X 4".
- ALL PICKETS SHALL ALTERNATE 6" AND 4" W/ 1/2" GAP.
- ALL FENCING SHALL BE INSTALLED INSIDE OF THE LOT LINES. NO FENCING WILL BE APPROVED WHICH "SPLITS" A LOT LINE.
- HEIGHT SHALL BE 5' TO TOP OF POST (5'-1 1/2" WITH CAP). RAIL CAP MUST BE FLUSH WITH THE STREET SIDE 1 X 4.
- DOUBLE FENCING ON LOT LINES IS NOT PERMITTED.
- FENCING AT AN ALLEY SHALL HAVE AT LEAST A TWO FOOT (2') SETBACK FROM THE ALLEY'S FINISHED SURFACE AND ROCK MUST BE INSTALLED BETWEEN FENCE AND ALLEY.
- FENCE MUST BE A MINIMUM OF 6 FEET BEHIND THE FRONT FACE OF THE STRUCTURE/PORCH. ALL UTILITIES MUST BE IN FRONT OF FENCE. AT CORNER LOTS, THE INDICATED SIX FOOT DISTANCES SHALL BE INCREASED TO TEN FOOT.
- ALL FENCING MUST BE STAINED WITHIN 60/90 DAYS OF INSTALATION, OR DURING THE WINTER WITHIN 30 DAYS OF LAST FREEZE.
- STAIN COLOR MUST BEHR PREMIUM - TRANSPARENT - WATERPROOFING WOOD FINISH - NO. 501 CEDAR NATURALTONE COLOR.
- ONCE A HOMEOWNER INSTALLS A FENCE, THE ADJACENT HOMEOWNERS HAVE THE RIGHT TO TIE INTO EXISTING FENCE.
- FENCING IS OPTIONAL. RESIDENTS ARE NOT REQUIRED TO FENCE THEIR LOT.
- THE COST OF THE ORIGINAL PURCHASE AND INSTALLATION ALONG WITH FUTURE MAINTENANCE OF THE FENCING IS THE RESPONSIBILITY OF THE HOMEOWNER. PROPER AND REGULAR MAINTENANCE OF FENCE IS REQUIRED. INCLUDING RE-STAINING OF FENCING AS NECESSARY, EXPECT TO RE-STAIN FENCING APPROXIMATELY EVERY 5 YEARS. THE HOA MAY ENFORCE STAINING/MAINTENANCE/RE-STAINING PER REQUIREMENTS WITH NECESSARY FINES.
- NOTHING IN THESE FENCING SPECIFICATIONS IS MEANT TO SUPERSEDE ANYTHING IN THE MASTER DECLARATION OF COVENANTS. WHEN IN CONFLICT, THE COVENANTS SHALL CONTROL.

ATTENTION SHALL BE TAKEN TO LINE UP THE HORIZONTAL GAPS AND SAME SIZE PICKETS IN THE HORIZONTAL INSTALL



IF THE GRADE REQUIRES STEPPING OF THE FENCE THE ADJUSTMENT SHALL BE MADE @ THE TOP CAP PICKET AND BOTTOM PICKET. AS GRADE CHANGES ±4" IN MAX HEIGHT.