

SUPPLEMENTAL GUIDELINES: Fences

No fence or fencing type barrier of any kind shall be placed, erected, allowed, or maintained upon any Lot without the prior written consent of the Architectural Review Committee. Under no circumstances shall any fence be placed, erected, allowed, or maintained upon any Lot closer to the street than the rear one-third (1/3) of the residence located on the Lot. (Generally, shadow-box style privacy fencing constructed of six (6) foot maximum height, dog-eared, unpainted, cedar or pine shall be approved by the Architectural Review Committee.) ... The Board of Directors shall have the right to erect fencing of any type considered appropriate or desirable by the Board at any location on the Common Property.

BOARD APPROVAL GUIDELINES

The Architectural Review Committee and the HOA Board will generally agree to requests to install and maintain a fence if the following guidelines will be adhered to by the homeowner:

Style

- The fence must be consistent with the style, height, and materials of the fence installed or pending installation in the yard immediately to the right or left side of your Lot. If both houses have fences already installed and they are of different types, you are permitted to select either style.
- If fences are not installed or pending installation to the immediate right or left, the fence shall be consistent with the fence to the immediate rear.
- If fences are not installed or pending installation to the immediate right, left or rear, the fence will be consistent with one of the fences installed or pending installation one incremental yard to the right or left of your Lot.
 - This process continues one incremental yard at a time until an existing or pending installation fence can be located upon which to base the choice of style.
- Chain link fences are specifically disallowed throughout the Waterside community.
- Posts and Horizontal cross-beams shall always be installed 'inward' and not visible to the community.

Placement

- Generally, the ARC and Board will approve fences that are positioned consistent with immediate or nearby existing/pending fence installations. This includes lining up of fence runs seen from the front of the home as well as the rear fence line.
- Certain fence positions may be required because of easement issues associated with lots on the lake or those adjacent to drainage areas.
- Fences should enclose the entire backyard. Plans to enclose a portion of the backyard must have a reason clearly stated on the request to install a fence.

Gates

- Gates should be placed only on fence lines parallel to the front or rear of the house, should be in the style of the fence, should be no wider than one fence panel and shall be latched.
- Rear gates are required where the homeowner owns land to the rear of the fence line (for maintenance) and/or where easements exist. See guidelines regarding fence placement.

Staining / Color

- It is highly recommended that fences are sealed or stained to assist in maintaining your fence.
- Please indicate your intended seal/stain color in your request.