

All **FENCES** must comply with the following standards:

1. The fence may not exceed six (6) feet in height at any point, as measured from the ground to the upper most portion of the fence.
2. Fence posts may only extend above the six feet mark only if the post has an ornamental tip, and then only as far as necessary to expose the tip.
3. All fence posts must be set in cement, below the frost line.
4. The span between fence posts may not exceed eight (8) feet on center.
5. Wooden fence posts must be at least four inches by four inches in circumference.
6. Wooden fence posts must be of a species that naturally inhibits decay (e.g., treated, cedar, redwood, etc.)
7. If the fence is to be painted or stained, the color must match as closely as possible the primary color of the home. Any deviation from this standard must be approved in writing prior to the application of the paint or stain.
8. Fences may not be placed within twenty (20) feet of the front edge of the home, as measured from the edge of the home closest to the street. No front yard fences are permitted.
9. If you own a corner lot, the fence may not be placed more than half the distance to the sidewalk, as measured from the outermost side of the home to the innermost edge of the sidewalk.
10. If you wish to place a fence in an easement, you may do so at your own peril. In the event any easement holder needs access to the area upon which the fence is set, any repairs or replacements of the fence shall be as between the easement holder and the homeowner. The Association does not assume responsibility for said fence by granting this conditional approval.
11. No fence may impede the natural flow of water in any swale or ditch. It is the responsibility of the homeowner to ensure the swale or ditch is properly graded prior to the installation of the fence.
12. Fences may not be placed in any common area.
13. No split or horizontal rail, stockade, chicken wire or wire mesh fencing of any kind is permitted.
14. All chain link fencing must be black vinyl coated.
15. Lake lot fencing is restricted to forty-eight (48) inches in height (lot numbers 55-61, 68-72, 75-79, and 88-90.) However, fences up to six (6) feet in height are permitted provided they are entirely located within twenty (20) feet of the home. Reminder, lake lot owners are required to maintain the common area behind their home to the water's edge, thus they may want to install a rear access gate.
16. Black vinyl chain link fencing is not permitted on any lot abutting 131<sup>st</sup> Street. This includes lot numbers 1, 8, 22-24, 40-42, 232-234, 217-218, 201-203.
17. It is the responsibility of the homeowner to notify all utilities prior to digging such that all utility lines can be marked, to ensure no utility lines are severed. The homeowner assumes all risk in the event any utility line is damaged. This includes water, sewer, cable, electric, phone, gas lines, etc.
18. The Association reserves the right:
  - a. To inspect the project during construction and after completion, to ensure these standards are met;
  - b. To halt construction of said project when it is apparent that the standards will not be met, or when the homeowner has not been granted an approval for said project;
  - c. To require alterations to said project, before or after completion, up to and including removal of the entire project, at the homeowners expense, when these standards are not adhered to.