

## **Amendment to Architectural Guidelines 2022 A: 3.18 Fences and Walls**

### **3.18 Fences and Walls.**

- A. Restrictions Applicable to All Lots. The following restrictions apply to all Lots:
1. ARB Approval. No fence or wall shall be installed or replaced unless approved in writing by the ARB under established procedures.
  2. Materials and Types. Fences must be composed entirely of white, vinyl, or PVC fence. No wooden or chain link fences shall be allowed. All fences or walls must be maintained in good condition by the owner of the Lot or Lots upon which it is located.
  3. Except as otherwise set forth in section 3.18(B), no fence or wall shall be erected or maintained on any portion of any Lot or Lots which exceeds six (6) feet in height.
  4. In no event shall any walls or fencing be placed closer than ten (10) feet from the front corners of the house. Fences shall not be installed flush to the ground to allow for proper drainage.
- B. Additional Restrictions Applicable to Lots Bordering Any Pond, Lake, Body of Water, or Conservation Area.
1. Notwithstanding the foregoing height restrictions contained in 3.18(A)(3), any Lot abutting or bordering any pond, lake, body of water, or conservation area may install a fence or wall not to exceed six (6) feet in height; however, beginning ten (10) feet from the point where the fence terminates at the pond, lake, body of water, or conservation area, the fence shall drop or graduate to a maximum height of four (4) feet, picket fence style with a picketing gap of at least two (2) inches.
- C. Additional Restrictions Applicable to Lots Bordering South Coast Greenway Path/Trail, Commercial Lots, Foreign Conservation Areas or Other Foreign Neighborhoods.
1. Notwithstanding the foregoing height restrictions contained in 3.18(A)(3), any Lot abutting or bordering the South Coast Greenway Path/Trail, any commercial lot, foreign conservation area or foreign neighborhood not part of Hawks Point, may install a fence or wall not to exceed six (6) feet in height and is exempt from the requirement in 3.18 (B)(1).
- D. Existing Fences. All fences in existence upon a Lot prior to the effective date of this amendment shall be allowed to remain but may not be replaced except only in conformance with the provisions of this section 3.18.