



### FENCES AND DOG RUNS

The below Information was adopted by the Architectural Review Committee and the Declarant on July 15, 2006.

- No fences shall be allowed in the subdivision, except as otherwise noted herein. Perimeter fencing shall not be allowed except in unusual circumstances, and then only to provide screening from commercial developments.
- Shrubs/bushes should be the primary choice for privacy; however no fences or hedges are to be permitted on fairway lots as outlined in the covenants.
- If shrubs/bushes are not practical in order to accomplish the screening, patio privacy fences could be allowed if they are constructed of material which compliments and harmonizes with the dwelling, limited to no more than 6 feet in height based upon existing adjacent grades and screening effectiveness , and observe setback requirements.
- Dog runs/fences per se should be discouraged. If a dog run/fence is felt necessary, an invisible fence should be the fence of choice.
- The ARC reserves the right to require that landscaping be placed along with all fencing in order to soften the impact of the fencing and enhance its harmony with the surroundings
- If any (non-invisible) dog run/fence is approved for extenuating circumstances, then:
  1. Must be approved by the ARC
  2. Shall be limited to 80 square feet maximum, and must be contiguous to the house, on the sides and rear ONLY. Total footprint must not impinge on the required setbacks
  3. They must compliment and harmonize with the style of the house.