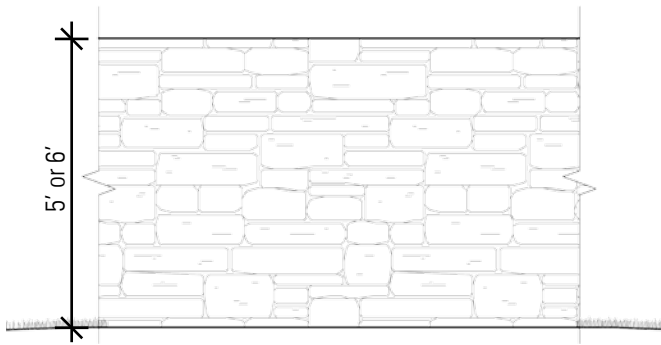
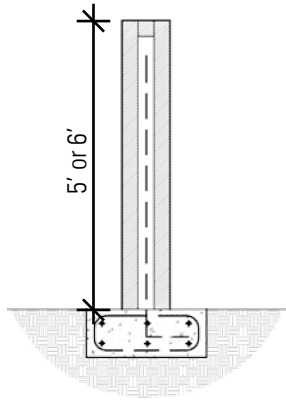




Type 'A' Fence



Type 'A' Fence Cross Section

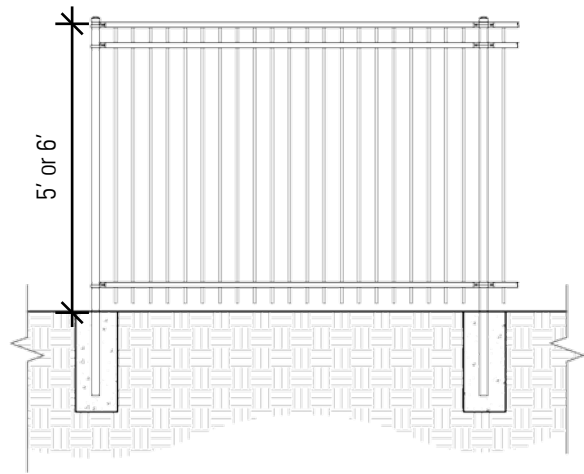
Setbacks

A minimum front fence setback of ten feet (10') from the front face of the house is required. The street side fence and/or screening plant setback must be a minimum of five feet (5') and a maximum of ten feet (10') from the side street sidewalk on a corner lot. If both a fence and screening plants are installed along the side street of a corner lot, the screening plants must be planted inside the fence.

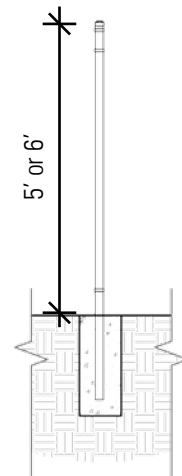
Fence Types & Heights

A Type 'A' fence consists of a native stone veneer fence, while Type 'B' Fence is constructed of metal. All fences located along or adjacent to a boulevard must be 6' in height. All fences used to enclose the back yard of a residential lot must be 5' tall unless a side fence is located along or adjacent to a boulevard, in which case that side fence must be 6' in height. Type 'B' metal fences shall be installed at a consistent height where possible. Top rail shall be level. Bottom rail of metal fence should be two inches (2") above finish grade. Where finished grade changes, the metal fence should be stepped at equal intervals such that the bottom rail is no less than two inches (2") and no more than six inches (6") above finish grade. Two inch (2") metal posts shall be installed between a minimum three foot (3') and maximum eight-foot (8') spacing. A Type 'B' Living Fence consists of steel picket fencing constructed to be 5' or 6' in height, enhanced by trees, shrubs, and plant screening. If full screening is required, full screening must be achieved within 24 months of the builder closing on the sale of the home to the home buyer. (Reference the Type 'B' Living Fence option section in this chapter)

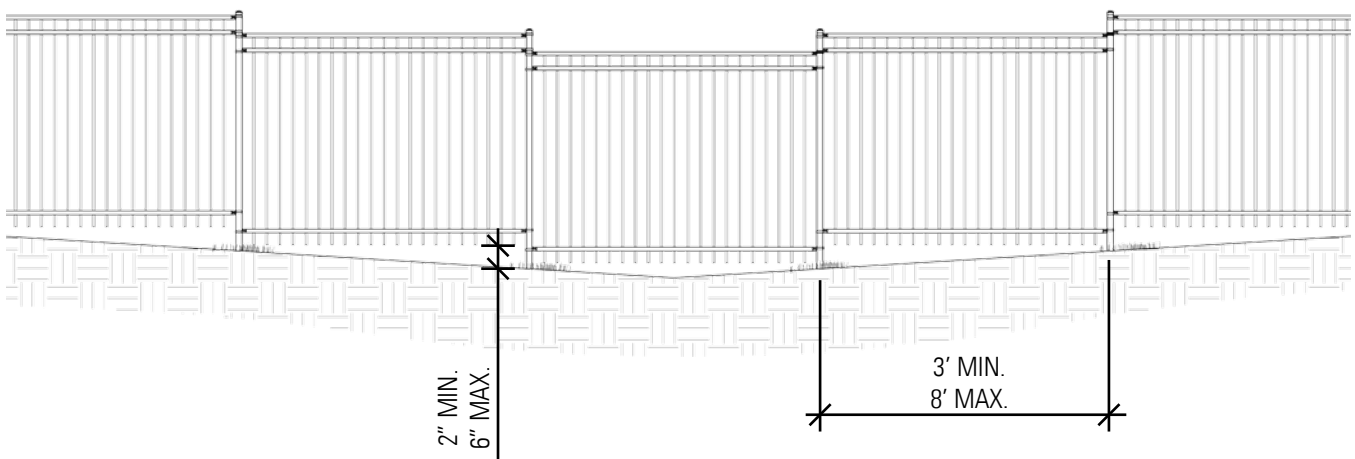
All fences must be constructed to the specifications provided herein and in the CC&Rs. (Reference the CC&R's, Sections 3.32, 3.51 and 3.54).



Type 'B' Fence



Type 'B' Fence Cross Section



Fence at Slopped Sites