

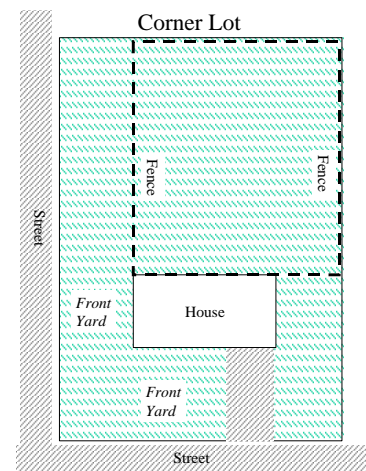
Guidelines for Fences

(New and Replacement)

All changes to any property require approval by the Architectural Control Committee. The Association is granted authority to control any changes to property by Article Two of the *Declaration of Covenants, Conditions, Restrictions and Easements for Springmont*. The Declaration applies every property in Rivergate, Springmont, Greenfield Estates and Oak Creek Forest. The ACC is the final authority on approvals and may base its decision on any grounds, including purely aesthetic. (Article Two, Section 1(d))

Approval for fence installation and replacement is based on these guidelines.

- 1) Fences must be vertical pickets of treated natural wood. Stain must be clear or cedar-tone. No paint, no vinyl, no chain link or other materials are permitted.
- 2) Fences must be maintained in a structurally sound condition, in good repair, and free from loose or rotting materials. Braces and supports must be fastened or attached in accordance with common building practices. (Gwinnett County Ordinance) Framing should prevent bowing and warping of pickets.
- 3) Fences must be constructed with framing inside the yard being fenced (Neighbor Friendly). That is, the frame that holds the pickets should be inside yard, not visible to neighbors. This also applies to gates.
- 4) Fences must be installed on or just inside the property line; no more than six inches inside the property line and one to two inches inside the property line corners to allow neighbors to abut another fence to the corner.
- 5) Fences must be installed no closer to the street than the rear corner of the house. Exceptions to this are subject to appearance and situation and may include:
 - a. enclosing a side entry door not more the 1/3 the distance from the rear of the house
 - b. coming forward of rear to meet a neighbor's fence when one house is set back further.
- 6) Corner houses have two front yards and are more restrictive with fence installation. (Gwinnett County Ordinance) Fences on corner houses must not extend into either front yard. See diagram.
- 7) Fence posts must be installed in cement to prevent rotting.
- 8) Gates must be constructed with proper hardware, including a latch to hold the gate in the closed position. Gates must match the fence.
- 9) Dog pens of chain link must be fully inside a wood fence and not visible from any street. A dog pen is a structure that must also be approved.
- 10) The preferred fence is a 6-foot dog-eared privacy fence.



Note: Some existing fences are incorrect and fences on Common Areas have special exceptions.