

# River Hills Farm

## Fence and Gate Guidelines

### Section 3.30/3.31

3.30/3.31 – All fences (including all gates associated therewith) and similar improvements must be constructed, installed, and maintained pursuant to standard and/or specific approval obtained from the Architectural Committee after submission of drawings and/or proposals. The Architectural Committee possesses documentation containing specific guidelines and specifications for fences (including all gates associated therewith), which documentation is available for review by Members.

A 6' -0" height wooden privacy fence may be used with Dog Ear Boards and 4" or 6" post for all lots in the subdivision, except for lots on the perimeter of the subdivision, fences for which shall have been 8' -0" in height. In such a case where an 8' -0" fence meets a 6' -0" fence, tapering shall occur.

- Any front-facing fence gate shall be 5'-0" tall and no smaller than 4'-0" wide but not bigger than 5'-0" wide, in a press point style with an arched top. (See image 3 for specs).
- No double gates shall be permitted.
- Materials shall be southern yellow pine or cedar. The approved stain for a wood fence is SW3518SS Hawthorne.
- A wooden, brick, stucco, wrought iron, or similar approved fence or privacy screen may only be used if constructed pursuant to prior approval obtained from Committee.
- Approval by the Architectural Committee of a fence design and/or installation does not relieve Member from full and sole responsibility for obtaining any and/or all necessary permits and/or other necessary governmental approvals and appropriate lot placement. Further, it is Member's full and sole responsibility to abide by all servitudes and to respect property lines so as to not encroach on another's rights/property.
- No wood fences shall be installed on a lot having frontage on any common properties, including common areas, recreational areas, park areas, pathways, and ponds. The fence on the rear/back of the property and on side property lines that meets the rear property line must be a 5-foot ornamental aluminum press point. In areas where differing height fences meet, tapering shall occur. There shall be no fences placed by any Lot Owner on any Common Area (including any Lot Servitude area).
- Any portion of a fence on a lot neighboring common areas/perimeter must have a "finished side" appearance that faces the street, alley, or other Common Area.

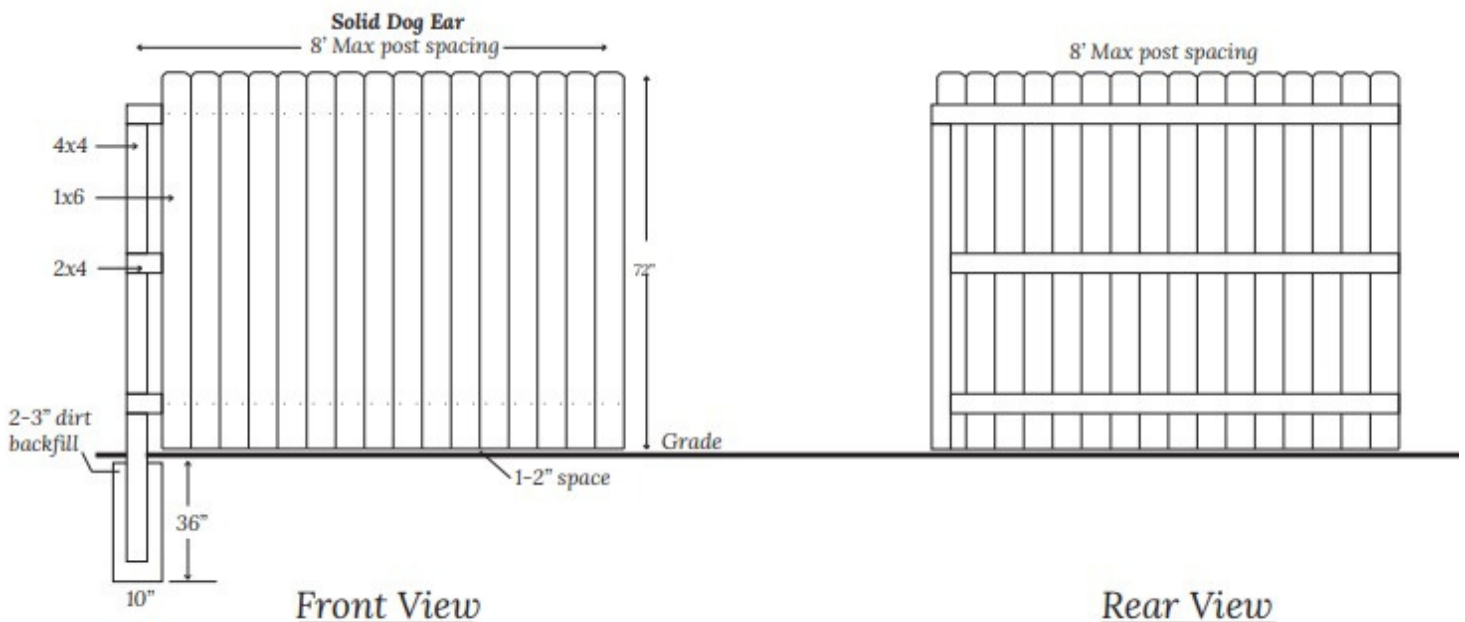
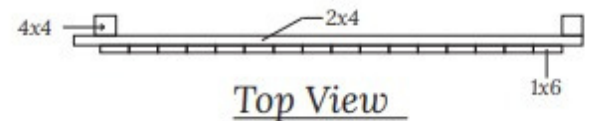


Image 1 : Wood Fence



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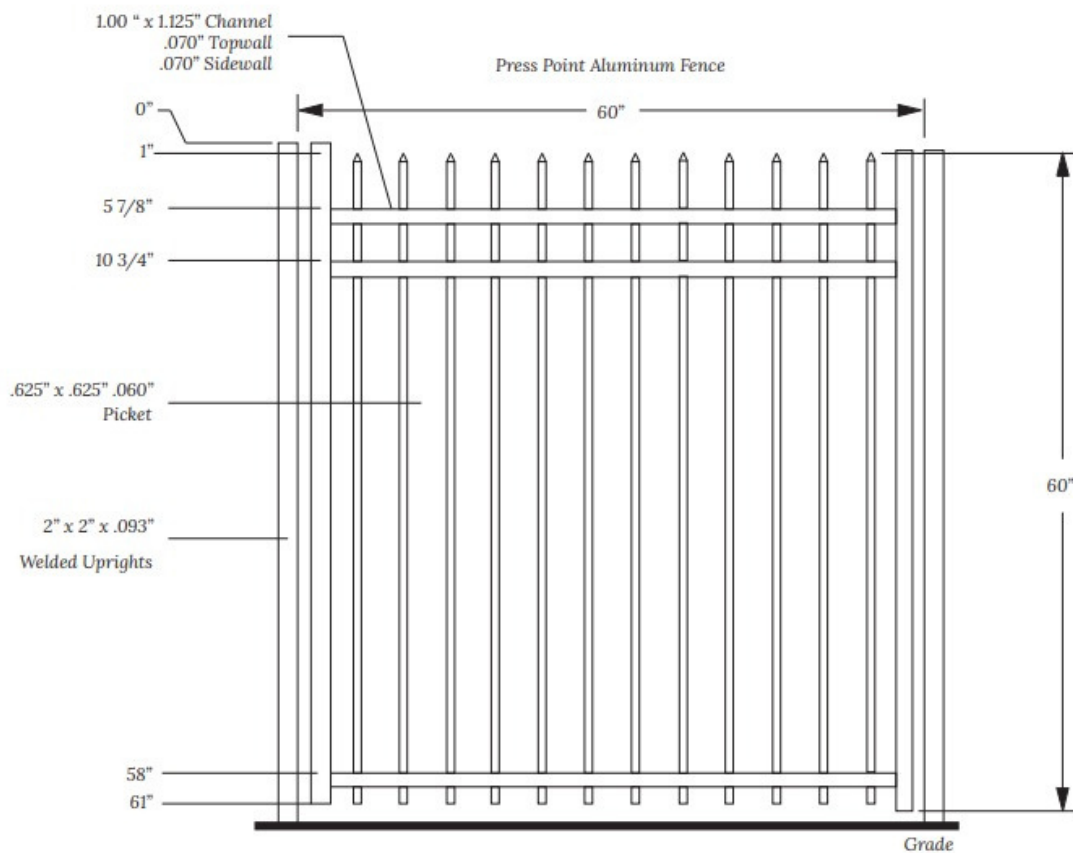


Image 2 : Aluminum Fence

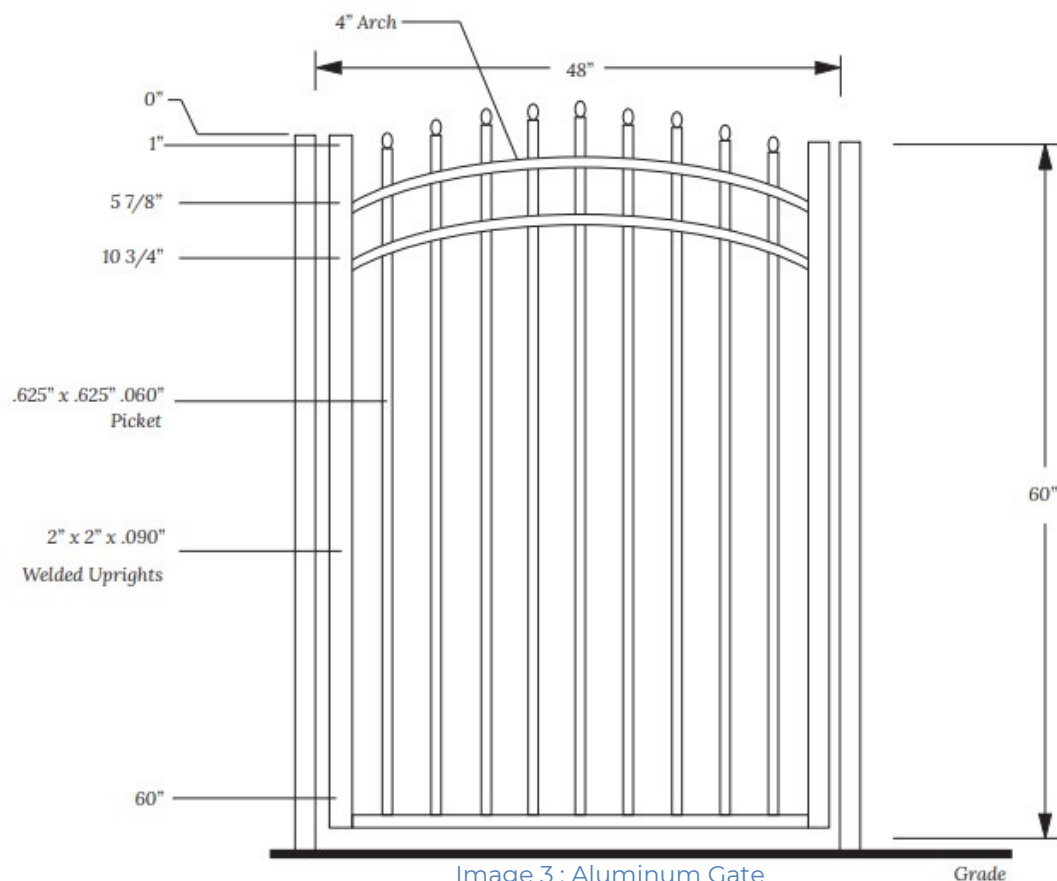


Image 3 : Aluminum Gate

These Subdivision Highlights are not the official restrictions and are subject to change.