

FREEDOM RIDGE SUBDIVISION FENCE & SHED STANDARDS

Fence Standards

All fencing must have a 5 foot set back from the side and rear property lines and fencing is to start at the back corners of the house. Vinyl privacy fencing is mandatory for any above ground pool structure placed in the backyard.

Corner Lots – Fencing on the road side of a corner lot cannot be placed closer to the side street than the minimum required side setback for the home.

Fencing that faces the front of the property must be black extruded aluminum decorative picket or vinyl fencing in white or a color that matches the trim color of the home. Black vinyl coated chain link fencing may only be used on the sides and rear of the fence line.

Fence height shall not exceed 6 feet.

Fences may not be placed closer than 5 feet from the interior base of the berm.

All fences placed on lots 11-20 Freedom Ridge which join the pond must stop at the 50' buffer line from the waters edge and not encroach into the 50' pond buffer/easement.

Shed Standards

The declarant has adopted the following standards for sheds:

* Option 1

Shed structures 12 x 16 or less can be made of wood lapsiding or decorative plywood, and must be painted the same color as shown on the home. Shed can also be wrapped in vinyl to match home. No metal roofs shall be allowed and shingles must also match the shingle color of home. All sheds must be located in the backyard and follow Johnston County's setback regulations, and be maintained in good condition at all times. One (1) shed will be allowed per lot.

*Option 2

Any structure larger than 12 x 16 will be considered a detached garage and must be identical to the exterior materials of the home, including but not limited to the siding material, roofing material and paint color. Structures must also follow standards mentioned above in Option 1. Variances Any and all deviations from above standards must be approved by Declarant and shall be considered on a case-by-case basis, as outlined in the recorded Restrictive Covenants.