

Fence Standards

The declarant has adopted the following standards for fencing:

* Option 1-

4 foot tall Black (extruded aluminum) Decorative picket fencing is required for sections of fence that run parallel to the road. Sections of fence that are on side and back property lines may be black vinyl coated chain link. Black vinyl coated chain link fence may be used in place of the Black (extruded aluminum) decorative fencing if there is a minimum 4 foot wide mulch landscape bed placed in front of the fence and landscape plants that will grow to form a hedge (to cover up the fencing) are planted no more than four feet apart in the mulch bed.

*Option 2-

5 or 6 foot Vinyl privacy fencing in white or a color that matches the trim color of the home.

*Option 3 –

6 foot wood fencing, built with unpainted, unstained, treated pine lumber. **Top of wood slats must be consistent with topography of the land, and that they be 6 foot in height and no larger.** No wood fence panels are allowed.

All fencing must run to the property line on the sides of the house and fencing is to start at the back corners of the house. Privacy fencing is mandatory for any above ground pool structure placed in the backyard.

Shed Standards

The declarant has adopted the following standards for sheds:

* Option 1-

Shed structures 12 x 18 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. Shingles must also match shingle color of home. All sheds must be located in 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 18 will be considered a detached garage and must match colors and style of home. Structures must also follow standards mentioned above in Option 1.