

# FENCE GUIDELINES

## WEXFORD & WEXFORD COMMONS

### A. Requirements Contained in the Restrictive Covenants:

"No fence shall be erected unless the location, material and design have been approved by the Architectural Committee which shall have sole discretion regarding the compliance with this section. All fences shall be kept in good repair and erected without hindrance or damage to any other property. No fence shall be erected between the front property lines and the front of the dwelling, or in the case of a corner lot, between the side property line along the street and the dwelling, except that short sections may be approved for landscaping purposes at the discretion of the Architectural Committee. There shall be no chain link fencing permitted on any lot. No privacy fence shall be permitted except as approved by the Architectural Committee for privacy around swimming pools or decks. All plans must include a drawing or sketch showing the location of the fence, a description of the proposed fence material and an illustration of the fence material design. The Architectural Committee reserves the right to modify these requirements in special situations if it deems it appropriate."

### B. General Guidelines:

The Architectural Committee will prohibit any fence that will in its opinion obstruct reasonable light, air or view, or will otherwise hinder or damage the aesthetics of the subdivision. Other than limited use of privacy fences (wood shadow box) to afford privacy around parts of swimming pools or decks, the style that will be approved is the open black metal "wrought iron" type fence.

### C. Specific Guidelines:

1. All fencing must be located behind the house.
2. No fence may be located within ten (10) feet of a side or rear property line except that the Architectural Committee may at its discretion limit the fenced area for larger lots.
3. In all cases, the committee will meet with the lot owner to jointly determine the best fence plan consistent with the covenants and above guidelines.

Architectural Committee

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