

Taylor's Trace Fence Request

Name _____ **Date** _____

Address _____ **Phone** _____

Type of Fence _____

- A. Residents must supply Taylor's Trace a layout of what the fence will look like when positioned on the Platt or Lot.**

- B. Residents understand that the board has 30 days to approve such action.**

- C. Residents understand that only pressure treated wood can be used and that it must be treated with a clear stain. Painting not allowed.**

- D. Resident understands that the Fence maintenance is the sole responsibility of the homeowner.**

- E. Resident must sign all attached documents.**

Architectural Control Committee Action

Date Received _____ () Inperson () Mail

Date Reviewed _____ **Reviewer** _____

Date Response _____

Approved _____ **Date** _____

Conditional Approval _____

Disapproved _____

Reason:

Attached:

Copy of ACC Fence Approval Policy

Architectural Control Fence Approval Policy

Policy Number 09-2

Approved by the Taylor's Trace Board of Directors | 8/31/09

Reviewed and Approved August 31, 2009

THIS POLICY SUPERSEDES EXHIBIT "C" TO DECLARATION OF COVENANTS, DATED

DECEMBER 2005

The following are architectural guidelines (the "ARCHITECTURAL GUIDELINES"), which govern the design and construction of all fences within the TAYLOR'S TRACE SUBDIVISION ("the Subdivision"). The ARCHITECTURAL CONTROL COMMITTEE (ACC) will administer these guidelines. In the absence of the ACC, the Board of Directors will be responsible for administering these guidelines. The approvals required herein shall be granted or withheld by the ACC or Board of Directors solely on the basis of the determination of the ACC as to whether a request for approval complies with these guidelines and the declaration.

In order to facilitate and expedite the approval process, any party (A HOMEOWNER) planning the construction of a fence, should review these guidelines in conjunction with such planning and consult with the ACC or Board with the regard to the provisions of the guidelines prior to commencing of construction. The intended purpose of these guidelines is to ensure that all fence's placed or installed in the community shall be substantially the same in terms of quality of workmanship materials and appearance in conformance with the "Subdivision Standard" as established by the Board of Directors.

FENCE CRITERIA

1. **APPROVAL CRITERIA:** No fence shall be constructed or installed without recommendation by the ACC and or approval of the Board of Directors.
 - a. All homeowners bordering the intended fence must be notified by the homeowner requesting approval.
Any homeowner objecting to the fence must notify the ACC or Board with reasons as to why they object to the request. All objections must be reviewed by the Board of Directors prior to final approval of the requested fence
 - b. Construction may begin when written approval is received from the ACC

or Board of Directors.

- c. The "Subdivision Standards" are a SHADOW BOX or PRIVACY design (Only Scallop or Saddle Styles will be permitted)
- d. The fence must be complete within 30 days of time fence construction is started. If more time is needed the homeowner may submit a request for extension to the Board of Directors. The Board may grant one extension for no longer than 30 days.
- e. No fence will be approved unless the homeowner's dues are current.
- f. Rental property: Occupants of rental property must submit written approval from the owner along with the request.

2. **REQUESTS FOR APPROVAL**: Requests for approval must be submitted to the ACC or Board of Directors and contain the following plans and specifications:

- a. A Plot Plan or Final Survey of your property (given to you at closing) identifying lot boundaries, and fence locations will be included with the fence request. All gates will be marked on plat. Be sure to make note of any easements or buffers that may be on your lot.

3. **FENCE STYLE, MATERIALS & CONTROLS**: All fences must comply with the following requirements:

- a. **DESIGN**: 6' shadow box fence. A shadow box fence will be constructed using 4x4 post, 2x4 runners and boards 1x6x6 pressured treated pine or cedar. Boards will be square in style on top.
- b. **CONTROLS**: At the discretion of the BOARD of DIRECTORS, additional planting may be required as a condition to the installed fence.
- c. **UPKEEP & MAINTENANCE**: The property owner must understand that he is fully responsible for keeping his fence attractive and maintained. If the fence does not extend to the rear property line the property owner is required to maintain this area. No pigmented paint shall be used on the fence, only clear stain.
- d. **PROHIBITED**: In no event may a HOG WIRE, BARB WIRE, CHAIN LINK, OR DOG EARED fence be constructed as per TAYLOR'S TRACE PROTECTIVE COVENANTS.
- e. **RESTRICTION**: On a corner lot, no fence shall extend beyond the rear elevation of the house on the street side.
- f. **CONSTRUCTION**: Construction must be performed in an approved professional manner. This includes such areas, as the lay-out of the fence, distance between the post, post set at a depth that they are not easily uprooted post, post set at a depth that they are not easily uprooted (minimum of 18"), all post set in concrete, etc. All fences will be constructed on a line with the rear of the house. The owner will be totally responsible for keeping the fence on his property.

- ***I HAVE READ AND AGREE TO ABIDE BY ALL POLICIES AND PROCEDURES.***
- ***HOMEOWNERS SIGNATURE*** _____