

ARCHITECTURAL DESIGN GUIDELINES
ADDENDUM 2
Fences

On September 26, 2011 the Board of Directors unanimously voted to change Architectural Design Guideline Section 2.15.

New Language:

2.15 Fences: General Design standards for the construction and approval of fences are provided below. All fences require approval of the Modification Committee prior to the commencement of any work.

2.15.1 Fence Styles: Fences are recommended to be one of the four styles listed below.

A. Open split rail fence with either two, three, or four rails

Example:



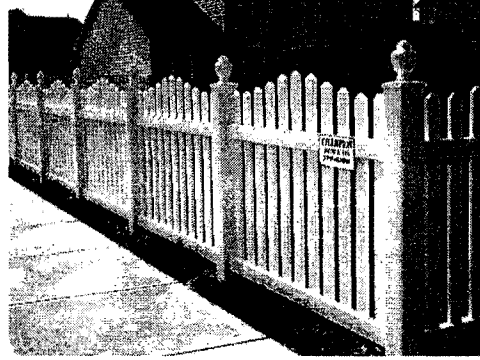
B. Virginia/French Gothic

Example:



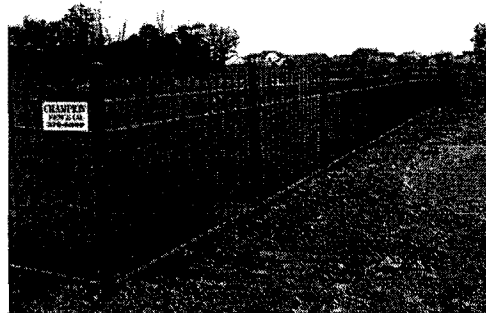
C. White Vinyl Fencing

Example:



D. Black Aluminum/Wrought Iron Fencing

Example:



2.15.2 Dimensions: Fence pickets should be at least forty-two (42) inches and cannot be taller than seventy-two (72) inches. The picket height is measured from the ground to the tallest picket. The vertical posts should be slightly taller than the pickets. The fence should not have more than 70% of its surface closed. The spacing between the closed surfaces (pickets) must equal at least 30% of the picket width plus the space between.

Example: a 4" board plus a 1 ¾" space = total board and width space of 5 ¾".

30% of 5 ¾ = 1 ¾"

Board width and space width requirement scenarios: (all numbers are in inches)

| | | | | | |
|-----------------------|------|-----|-------|-------|---|
| Board Width | 4 | 3.5 | 3 | 2.5 | 2 |
| Space Width + | 1.75 | 1.5 | 1.375 | 1.125 | 1 |
| Total Segment Width = | 5.75 | 5 | 4.375 | 3.625 | 3 |

| | | | | | |
|------------------------------|------|------|------|------|------|
| 30% of Total Segment Width = | 1.73 | 1.50 | 1.31 | 1.09 | 0.90 |
|------------------------------|------|------|------|------|------|

2.15.3 Wire Mesh: Wire mesh may be used in conjunction with the fence. If used, the wire mesh must be 2X4 and attached to the inside area of the fence and the top of the mesh may not extend beyond the top rail of the fence. The use of chicken wire or chain link material is prohibited.

2.15.4 Gates: Gates may be single or double and must be of the same material as the fence, and the same height. Gates may not open to adjacent property. Gates must be located so that the people will either exit from the fenced area onto another part of the lot on which the fence is located or the common area.

2.15.5 Location: Fences should enclose the back or rear yard portion of the lot and be installed along the property line without encroaching onto the neighboring property. Setbacks from property line are prohibited. Fences will not be permitted in the front yard of the applicant's lot. Fences may be approved for the partial enclosure of the side yards in situations where topography, house location, the location of exit doors or where fences will serve as a rear lot-line fence for an adjoining property.

2.15.6 Side Yard Fencing: If approved, a side yard fence must be set back from the front plane of the house a distance equal to one-half the overall depth of the house. Side yard fencing may not extend beyond the setback line of the neighboring house.

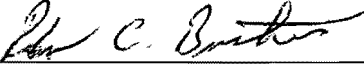
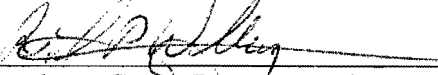
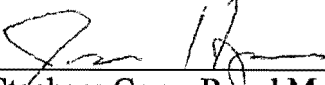


2.15.7 Corner Lot Fencing: Fences should be installed at a minimum on the property line and potentially further back depending on safety, visibility, height, and style. This "setback requirement" for Fences bordering streets will be determined on a case-by-case basis. Homes on or bordering streets or sidewalks may have additional restrictions based on lot locations, lot sizes, and neighbor concerns. Owners are responsible for maintenance of landscaping and other property on both sides of their fence. In addition to approval by the Modification Committee, all corner lot fences must be approved by the Board of Directors.

2.15.8 Adjoining Fencing: Generally, the Modification Committee will only approve the installation of one fence separating adjacent lot so that double fencing along a common or shared property line is prevented.

2.15.9 Color: Stains will be considered on a case-by-case basis.

2.15.10 Invisible Fences: Invisible fences (i.e. underground electronic fences) may be installed without application.

THIS DOCUMENT MAY BE AMENDED PERIODICALLY BY A MAJORITY VOTE OF STEPHENS GROVE BOARD OF DIRECTORS.

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|  | <i>Vice President</i> | <i>9/28/11</i> |
| Stephens Grove Board Member | Title | Date |
|  | <i>BOB Member</i> | <i>9/26/11</i> |
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|  | <i>Secretary</i> | <i>9/26/11</i> |
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