

6.0 FENCES

6.1 General Requirements and Appearance Standards

6.1.1 **Maintenance of Existing:** Maintain existing materials in accordance with “Minimum Property Maintenance Criteria (para. 3.4). The Association may require correction of the following conditions.

- a) Fence Section Replacement - When sections of fence become deteriorated through rotting, severe warping, or unsound structural support from posts or rails. *Replace entire section with like fence.*
- b) Individual Pickets - Individual broken or severely warped pickets. *Replace with like pickets.*

6.1.2 **Rear Yard Enclosure Permitted:** If the rear yard is already enclosed by a fence it must remain enclosed by an approved fence. Changes from the original design *must* be approved by the ARC. The original design for interior units included two interior side fences (posts and horizontal members not visible from either yard), and a back fence with a gate. End units had double fencing on their exposure to the common area and there were no posts or horizontal members visible on the interior side fence. There is now an added requirement, as described in 6.1.6. If the fence is the same, except for this added requirement, no ARC approval is needed.

6.1.3 **Front Yard Fences Prohibited:** No fences are permitted in any front yard in Leewood.

6.1.4 **Side Yard Fences:** In some instances, side yard fencing may be permitted on end units. The length of the extension into the side yard must be approved by the ARC.

6.1.5 **Fence Style:** Only stockade fencing that is a standard six (6) feet above grade will be approved. Picket width shall be between 2 3/8 " and 3 5/8 ". Replacement pickets are available from most fence and building supply companies (See illustration in Appendix A for fence style).

6.1.6 **Fence Orientation:** For all new and replacement fences/gates, there will be *no* support structure (horizontal members and posts) visible from the common areas, street, or other Leewood homes. The support structure of the rear fence pieces and gate shall be placed facing inward, or double fencing shall be used.

6.1.7 **Fence Finishes:** No coloring or stain shall be applied to public view portions of fences.