

Avalon Woods Fencing Guidelines

Whereas this community is putting special emphasis on preservation of greenery and trying to maintain a feel of being a wooded area, the Architectural Control Committee (ACC) has determined that six (6) foot tall privacy screening (which is the divider between patios and decks) shall be limited to a maximum distance of ten (10) feet from the back of the building. Additional privacy screening by evergreen landscaping is encouraged. Plantings should be designed so that trees and shrubs don't cause overgrowth problems in a couple of years.

Fencing to delineate play area or pet areas shall be subject to a case-by-case review by the Architectural Control Committee (ACC). The ACC shall have sole and complete discretion regarding fencing. In order for the ACC to consider your request, the plans should conform to the following guidelines:

1. Guidelines:

- a. All fences must be individually approved by the ACC in writing before undertaking installation.
- b. Front yard boundary fencing or any fencing within the first twenty (20) feet of the front of the building is prohibited.
- c. Fences will not be approved if installation will obstruct sight lines for traffic.
- d. Fences shall be harmonious with the architectural character of the community.
- e. Provisions shall be made for a professional gate, which shall readily accommodate access for lawn maintenance, meter readers and other maintenance people.
- f. Responsibility for removal or repair of fences built over easements shall rest with the applicant not the Association.
- g. Miss Utility must be contacted prior to fence installation to mark utilities.

2. Height and Length restrictions:

- a. Property fencing shall not exceed five (5) feet above grade.

- b. Privacy screening (which is not regular fencing) shall not exceed six (6) feet in height and ten (10) feet in length, and must abut the building.

3. Materials and Finish:

- a. Fences may be constructed of pressure treated pine, cedar, redwood, or other material approved by the ACC if the design is in general conformity with the architectural design of the community.
- b. The ACC will not approve an application for chain link metal as property fencing.
- c. Fences, if painted or stained, must be done in one of the approved Benjamin Moore Arborcoat colors: Potters Clay, Terra Mauve, Fresh Brew, Mahogany, Natural Cedartone, Hidden Valley, Leather Saddle Brown, or Oxford Brown.
- d. The attachment of a fine gauge, vinyl-coated wire to the inside of fencing will be considered. Such plans must be approved by the ACC and will be reviewed to determine that wood (i.e. the main fencing material) is the dominate visual factor, that the wire mesh is an integral part of the design and that the wire is nonreflecting and as inconspicuous as possible.