

## Laurel Creek Fence Requirements & Guidelines

1. **Wood Fence construction:** Wood fences facing the front street or along any side street, rear street property line or greenbelt shall be constructed with all pickets on the outside so that no posts or rails are visible from the street. All other wooden fences MUST be constructed in panels (each 6 to 8 feet in Length) erected in a “good neighbor” fashion so that posts and rails are exposed only on alternate panels when viewed from either side of the fence. Residents have the option of putting additional pickets on their side of the fence if they do not wish to have visible posts and rails. Exterior-facing side and back fences, which are visible from a street or greenbelt, should have a top cap with trim installed at the top of the fence, consistent with the style and quality of those used throughout the subdivision.
2. **Gates:** All gates shall be constructed with the same materials as the fence, and in the same style. The hinges and latches used on the gate should be of the same style and quality of those used throughout the subdivision.
3. **Color:**
  - A. **Wood Fences:** No portion of the exterior side of wood fences may be painted or stained.
  - B. **Wrought Iron Fences:** Wrought iron fences must be black and no more than six feet (6') in height. Spacing bars must be no greater than four inches (4") on center. In general, wrought iron fences are only allowed between a house and detached garage. All other locations of wrought iron fences must be approved by the ACC.
4. **Chain Link and Wire fences:** There shall be no chain link or wire fencing permitted.
5. **Maintenance of Fences:** Pickets, rails, or bars that are broken, warped, bent, sagging, or which have otherwise deteriorated must be promptly repaired or replaced.
6. **Height of Fences:** All perimeter fences shall be six feet (6') in height. A rot board may be used, provided it is six inches (6") – no more or less – in height; however, total height of fence including the rot board must not exceed six feet (6'). Fences between a house and detached garage may be either wood or wrought iron and may be between four feet (4') and six feet (6'); however, no fence shall exceed six feet (6') in height.
7. **Attachments:** No structure may be attached to a fence unless otherwise provided by the ACC.
8. **Trellis:** No trellis is allowed against any surface on outside of the residence, garage, or fence. If used in the backyard, trellis must not exceed six feet (6') in height, measuring from the ground.

Prior to completing an Exterior Modification Request form on Crest's website, please be aware of the following information needed. This will simplify your application process.

An application must be submitted even if the fence will remain in the same location and be replaced "in like and kind." If original fence location is to be altered, a copy of the property survey MUST be attached which indicates proposed location, otherwise it is not required. In accordance with the governing documents of your Association, all exterior improvements and/or changes from the original construction must be submitted for and approved by the Architectural Control Committee. Failure to receive approval first may result in fines, removal, and alteration of the improvement.

- Fence to be replaced: All \_\_\_\_\_ [OR] Back \_\_\_\_\_ Right Side \_\_\_\_\_ Left Side \_\_\_\_\_ Right Front \_\_\_\_\_ Left Front \_\_\_\_\_ Between house and garage \_\_\_\_\_
- A new wood fence will replace the existing fence along the same fence line [OR] A portion of the new wood fence will be on a new fence line. (Indicate proposed location on property survey.)
- Will wood fence segments conform to the maximum six (6') foot height requirement, regardless of whether a rot board is used? (Total height of fence including any rot board will not exceed six feet.)
- Is six-inch (6") rot board to be used?
- Type of wood pickets to be used: Cedar (preferred) [OR] Pressure-treated Pine
- Will exterior-facing side and back fences will have top caps and trim consistent with the style and quality of those used throughout the subdivision, as required?
- The proposed fence between house and detached garage will be: Wrought iron [OR] Wood
- Height of proposed fence between house and garage (between 4 and 6 feet)?