

Fencing Standards

Purpose:

These standards have been established in order to assure adherence to the Covenants of the Brushy Meadows Homeowners Association and to maintain and improve the character and visual environment within the Brushy Meadows Subdivision.

Failure to submit the required information or failure to comply with these standards shall result in immediate action by the Architectural Committee.

All fence installations *must be approved in advance* by the Architectural Committee.

Submittals

1. The Architectural Committee will meet as needed. A dated Submittal, with all required attachments should be hand-delivered to or mailed to any Architectural Committee member. Three weeks should be allowed for a reply.
2. Submittals must be in writing. No verbal submittals will be considered.
3. Submittals should include:
 - A. Brushy Meadows Submittal Form (completed) – A copy of this form is included in this document.
 - B. Site Plan – The site plan must indicate the address and the lot number, the position of any existing structures, the location of any utility or drainage easements that affect the property, and the area of the proposed work.
 - C. Sketch – The sketch should illustrate the proposed improvement and should include appropriate notation/description for clarification of the proposed ideas. If a photograph or brochure of the product to be used is available, this should be included with the sketch.

Fencing Standards

1. Fence Placement
 - A. Property stakes must be located to determine property line.
 - B. Structural support side of fence shall face the enclosed area.
 - C. Fencing shall not be forward of the back corner of the main structure.
 - D. Fencing along side yards will be shared.

- E. Fences shall be installed with the fence face on the property line. The only exception will be fence sections described in Section 1C which are subject to additional setback restrictions.
- F. All fences shall connect.
- G. Fencing must not encroach upon any drainage or utility easement (Refer to Article II, Sections 2.19 and 2.20 of the Brushy Meadows Restrictive and Protective Covenants.) Any fencing placed on an easement will be removed in the event the fencing obstructs necessary maintenance.

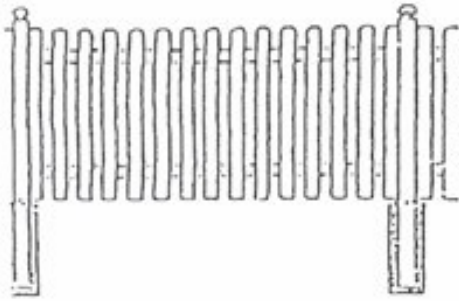
2. Fence Types

- A. No chain link fences or pens are acceptable.
 - B. No split rail fences with wire backing spanning between rails are acceptable.
 - C. No wire backing is allowed.
 - D. Fences cannot be made up of two fence types for the same enclosed area.
 - E. The following attachments illustrate the fence types that will be approved for Brushy Meadows. Other fence types can be considered but may not be approved.
 - F. Fences shall be six feet in height.
3. Any licensed fence installer may construct fences in Brushy Meadows. An Individual homeowner may construct a fence on his property provided it is installed to the same quality standards as all other fences in the subdivision. If a homeowner installs his own fence and it fails to meet "community standards", the Architectural Committee shall cause the offending structure to be repaired or replaced at the homeowner's expense. All requirements of Article III of the Covenants shall apply to these standards and requirements.
4. Due to modifications of fencing standards, no existing fence installations previously accepted, will be considered as a waiver of future submissions. Fences to replace existing fences must be re-approved by the Architectural Committee.

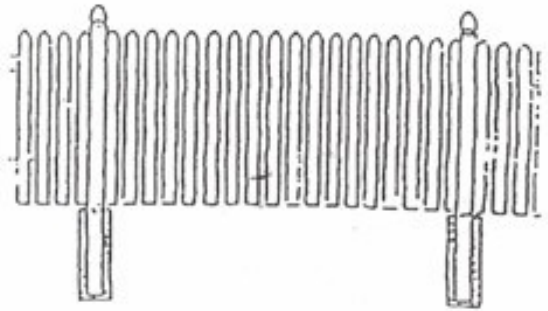
Landscaping Standards

Placement of landscaping beds and materials on or over utility structures including storm drains, electrical transformers, meters, streetlights, mailboxes, etc., is prohibited. No planting is allowed within a utility or drainage easement.

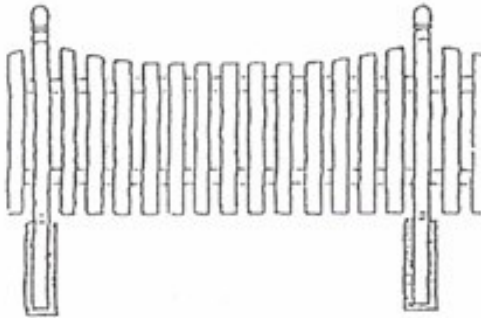
DOG EAR PICKET



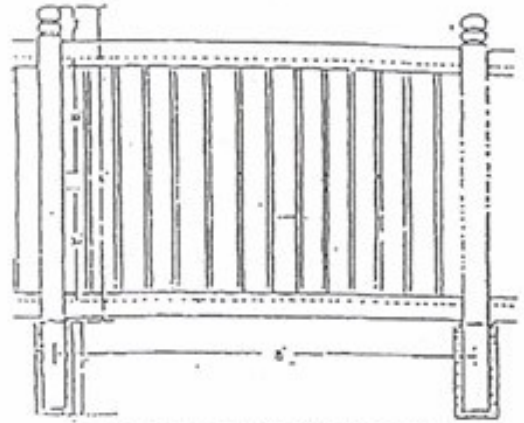
WILLIAMSBURG



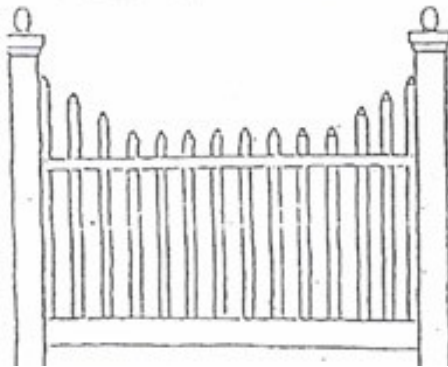
VICTORIAN PICKET



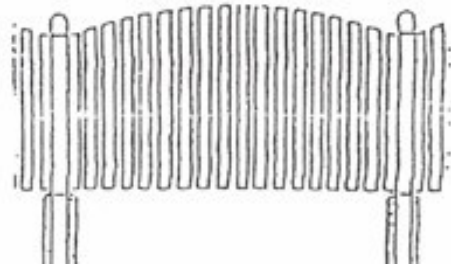
CHARLESTON



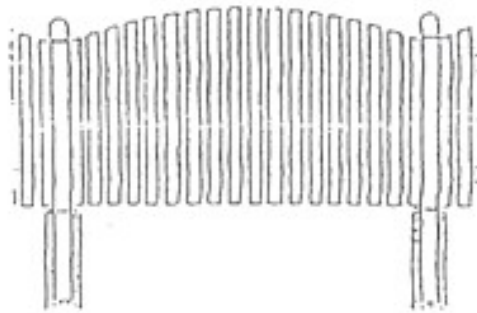
ESTATE PICKET



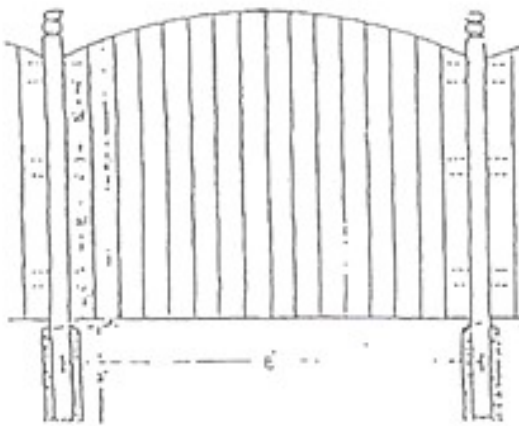
MAJESTIC PICKET



MAJESTIC PICKET



MAJESTIC



MAJESTIC SHADOWBOX



Preferred!
styles