

River Place Subdivision – “SECURITY PERIMETER FENCE” SPECIFICATIONS

First and foremost a “Security Perimeter Fence” must be constructed and placed around the entire property on ALL sides and must be placed within 1 inch of property lines or at most 5’ away from any property lines. Exceptions to this rule apply only to land that cannot be reached for construction or trees that might be in the way of a straight path. Another exception to this rule applies to lots that contain neighborhood signage. Lots with neighborhood signage must leave a minimum of a 5’ wide buffer of open space between any fence and the backside of a sign/structure. Buffer not to exceed 10’. Fences cannot be built around or enclose any neighborhood signage. This rule currently applies to 6900 & 6901 River Place Court.

A: Front Facing Fences & Structures (fences or masonry footers/walls in front of home nearest the street): these security perimeter fences can be 6’ tall ornamental iron or aluminum fence manufactured by Ameristar Fence (or similar steel or aluminum fence with comparable 20 year warranty). These security fences cannot be shorter than 6’ tall and not taller than 6’6” from natural grade. Front fences along front property lines MUST also consist of masonry columns that must match the homes brick or stone exterior. Masonry columns must be placed between 32’ and 64’ apart. In addition, Masonry Columns need to be placed on either side of driveways for aesthetics.

B: Masonry Columns are not allowed to be shorter than any adjoining fence and are not to exceed 7’ in overall height and cannot be any larger than 24”x24” square and no smaller than 16”x16” square. All columns must have the appropriate concrete footings underneath to ensure a long life.

C: Masonry footers/Mow strips/Partial Masonry Walls between columns are also acceptable. If Masonry footers/walls are utilized between columns, then the maximum overall height of any footer/wall/fence combination cannot exceed 6’6” in height. Again, columns may not exceed 7’ in height. When an iron fence is combined with walls/footers then walls/footers cannot exceed 36” in height or be shorter than 4” in height above natural grade in height. Width of walls/footers can be between 8”-24” wide.

The addition of masonry walls/footers would require the steel/aluminum fences placed on top to be shorter in height so as to not exceed the overall fence height of 6’6” from natural grade. **Examples:** a 24” tall masonry wall between 7’ tall columns would require a 48” tall steel/aluminum fence placed on top of wall to meet the 6’ height requirements. Or, if a 36” high masonry wall was constructed between 7’ tall columns, then a 36” tall steel/aluminum fence would be required on top of the wall. Max height of any Masonry wall between columns is 36” tall.

D: Side Property Line Security Fences FIRST 50' (fences originating from street and heading toward rear of property): these side fence must maintain the same **Front Facing Fence guidelines** for a minimum of 50' down each side and they'll originate from the front property lines/corners. Columns and height restrictions are the same. Reference A-C above

E: Side Security fences (AFTER the minimum of 50' from front Property Pin/Lines) these security fences can change after the 50' point (from street) and must be one of the following options:

- 6' steel/aluminum Ameristar Fence (to match fronts) *OR*
- 6' tall western red cedar privacy fence on 9' tall steel posts set 3' deep with (3) 2x4 rails, with 2x6 cedar cap and 1x4 or 1x2 cedar trim.

If privacy fence is used, then **all sides must face the "pretty side" out** and keep all rails and framework on the interior of your lot.

F: Rear Property Line Security Fences: these security fences can be one of the following options:

- 6' steel/aluminum Ameristar Fence (or similar) *OR*
- 6' tall western red cedar privacy fence on 9' tall steel posts set 3' deep with (3) 2x4 rails, with 2x6 cedar cap and 1x4 or 1x2 cedar trim.

If privacy fence is used, then all sides must face the "pretty side" out and keep all rails and framework on the interior of your lot.

Security Gates: Any security gate along the front facing security fences must match the steel/aluminum fence and not exceed 7' in height. Gate designs must be submitted for approval by ACC. Automated gates are allowed or locking manual opening gates can be utilized as well. Security Gates placed on sides or rear property lines will match the fence types they are adjoined to.

Notes:

- Fences or fence/wall combos shorter than 6' are not considered "security fences" and will not be allowed for submittal.
- Fence types such as chain link, corral/ranch fence and barb wire fence or pipe fence are not considered "security fences" and will not be allowed for Security Perimeter Fence purposes.
- Any other fence placement other than the areas mentioned above (entire perimeter) will not be considered an area meant for "security" and must be submitted to the ACC for approval and will be reviewed like any normal fence request.