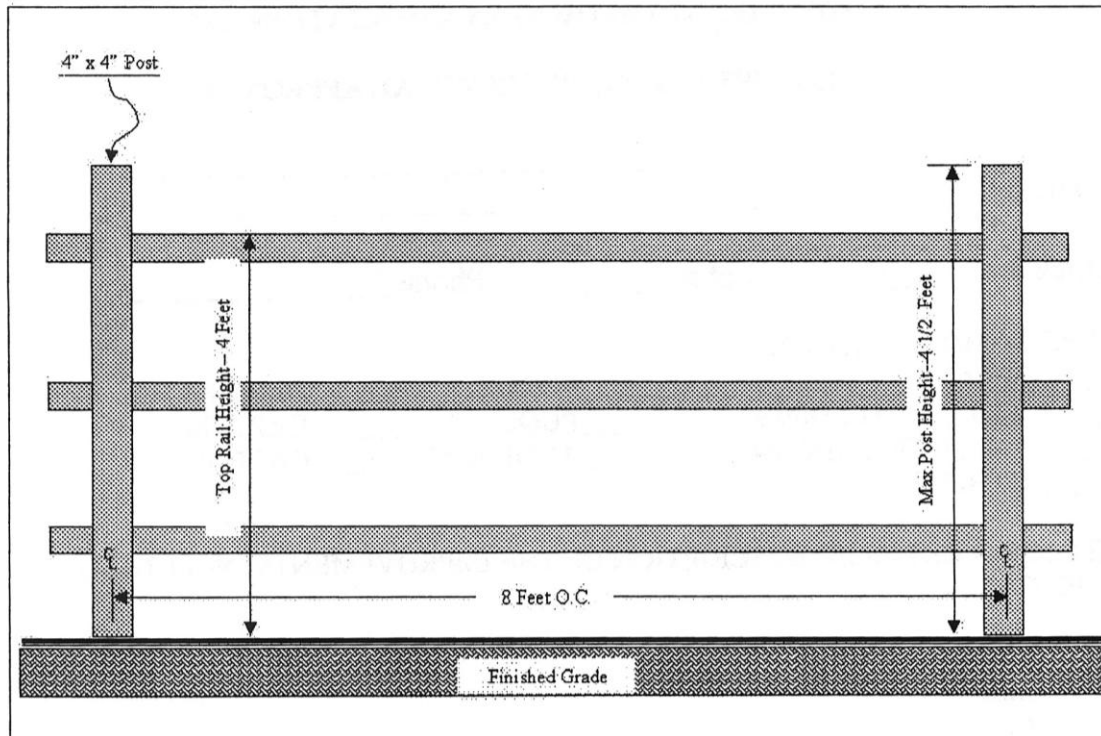


## GUIDELINES FOR FENCES IN RIDGEVIEW

All fences require that a Request for Architectural Approval Form be submitted and approved by the ARC **before** construction. A copy of the property survey showing the proposed location of the fence must be included. The attached diagrams are guidelines for fence design which allow some flexibility to homeowners while maintaining an acceptable and consistent appearance. These fence designs/descriptions are those which are most likely to obtain approval. Additional requirements and recommendations are as follows:

- Maximum fence height for perimeter of yard is most likely to obtain approval if post height is forty-eight inches.
- Fence pickets must be on the outside of the fence facing your neighbor i.e., the “good” side facing the adjacent property and the “bad” side facing your yard. Shadow box style fences have a “good” side on both sides and also promote greater privacy.
- Recommended stain colors for wood fencing are clear or earth-tone semi-transparent stains such as oak or cedar.
- Metal fencing such as that at the Ridgeview entrance will be considered on a case-by-case basis after consultation with adjacent property owners.
- Fences are prohibited in the front of the dwelling and should be in or toward the rear of the house. Under no circumstances may a homeowner erect a fence outside of the property line. In the event of an obstacle, the homeowner must shift the fence inside the boundary line of the lot.
- Fences on corner lots require special consideration for aesthetic reasons and to allow for line-of-sight at the intersection. Please consult the ARC or Board no less than 30 days in advance of planning a fence for a corner lot.
- Fences made of chain-link, vinyl, lattice, plastic or similar non-natural materials are prohibited.
- All fencing must be regularly maintained by applying fresh stain and replacing deteriorating materials whenever needed.

## Option 1: “Three-Rail Diamond Cut”

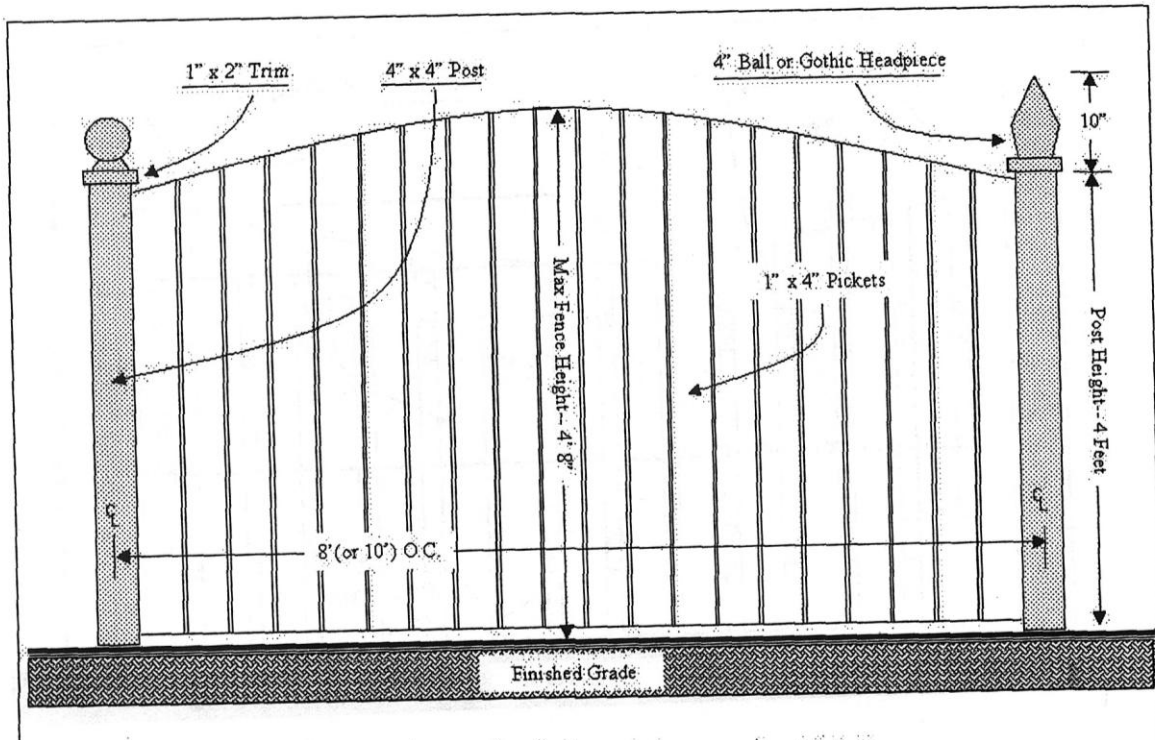


### **Fence Option 1 – Wooden Three Diamond Rail Fence**

A 4-foot high three-rail, diamond cut on four sides, fence is permitted. Posts must be 4" x 4". Each fence section is either 8- or 10- feet long. To contain pets, a 2" x 2" galvanized, heavy gauged, welded wire screen may be secured to the inside rails by the homeowner without ARC approval. The screen should utilize the dark wire vs. shiny wire. The fence should be protected by a clear sealer or stained with an earth-tone semi-transparent stain, such as oak or cedar.

All fence options require ARC or Board approval prior to construction.

## Option 2: “Picket Fence Arch Up”

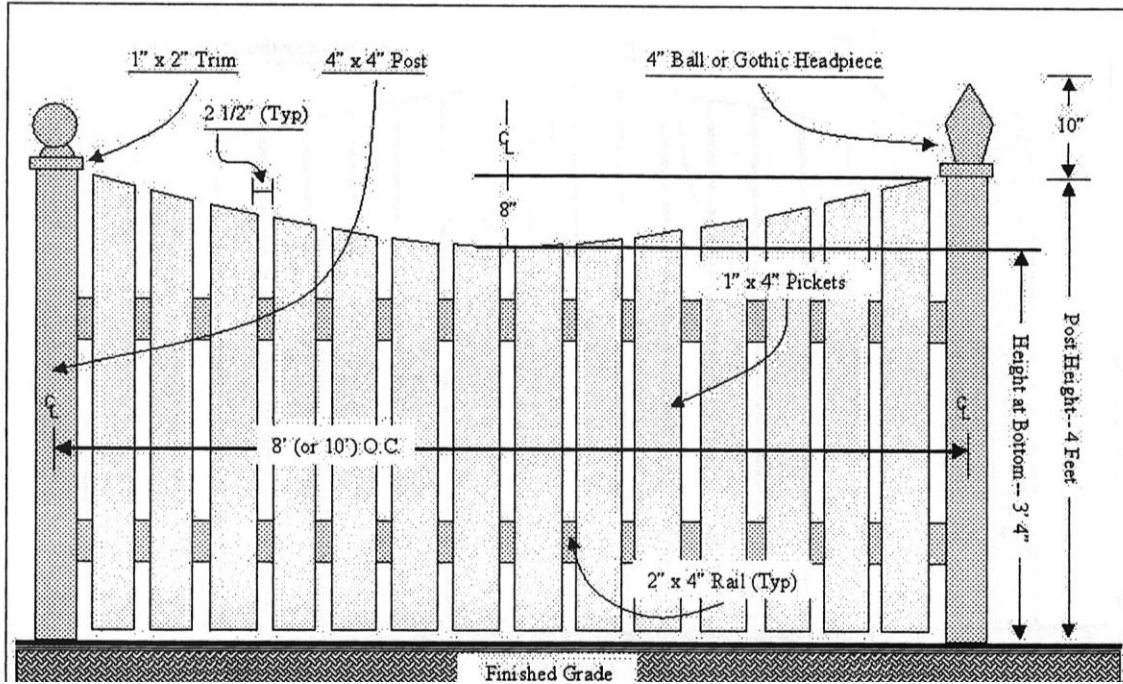


### **Fence Option 2 – Picket Fence Arch Up**

A 4-foot high fence with a 1" x 4" pickets and either 4" or 6" posts. Pickets swoop up toward the center (center height is 4' 8") for the fence section. Each fence section is either 8- or 10- feet long. Picket spacing up to 2 ½" is permitted. A 4" ball or Virginia Gothic headpiece for each post is required. Deviations should be addressed using standard ARC request form. The fence should be protected by a clear sealer or stained with an earth-tone semi-transparent stain, such as oak or cedar.

All fence options require ARC or Board approval prior to construction.

### Option 3: Picket Fence Arch Down

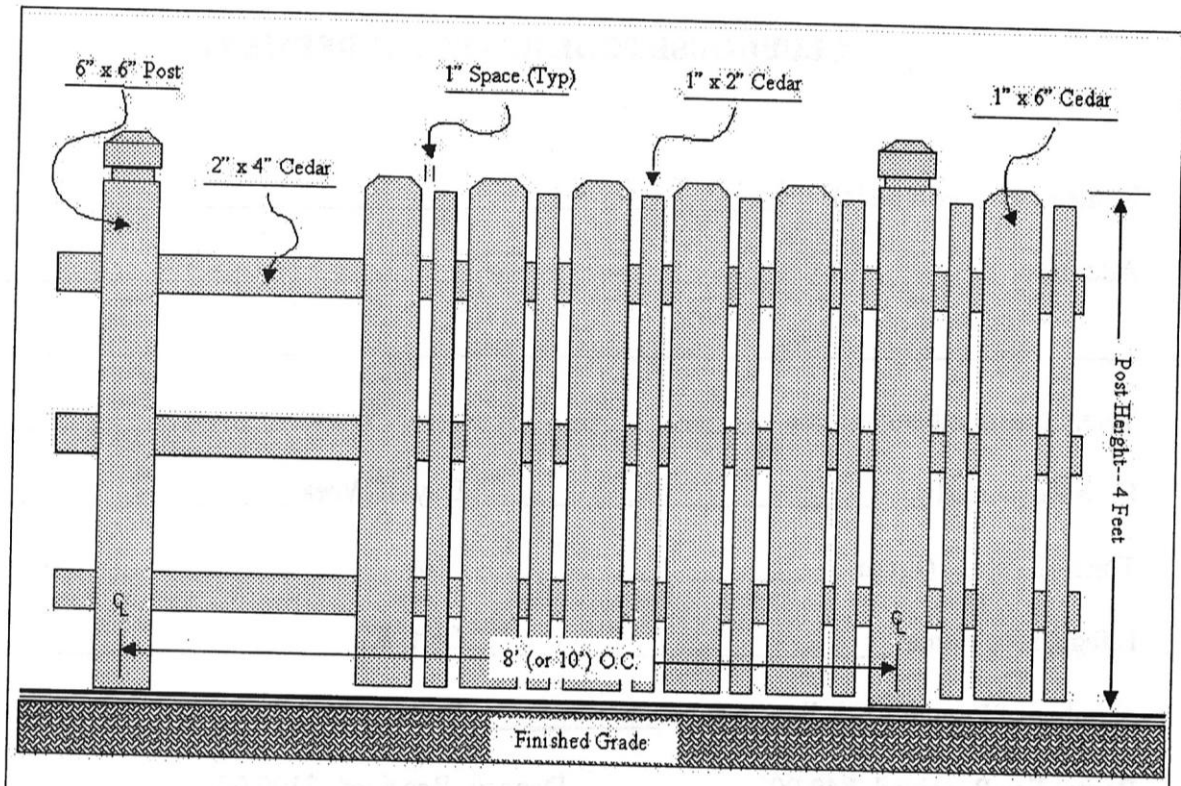


### Fence Option 3 – Picket Fence Arch Down

A 4-foot high fence with a 1" x 4" pickets and either 4" or 6" posts. Pickets swoop down toward the center (center height is 3' 4") for the fence section. Each fence section is either 8- or 10- feet long. Picket spacing up to 2 1/2" is permitted. A 4" ball or Virginia Gothic headpiece for each post is required. Deviations should be addressed using standard ARC request form. The fence should be protected by a clear sealer or stained with an earth-tone semi-transparent stain, such as oak or cedar.

All fence options require ARC or Board approval prior to construction.

## Option 4: Shadow Box

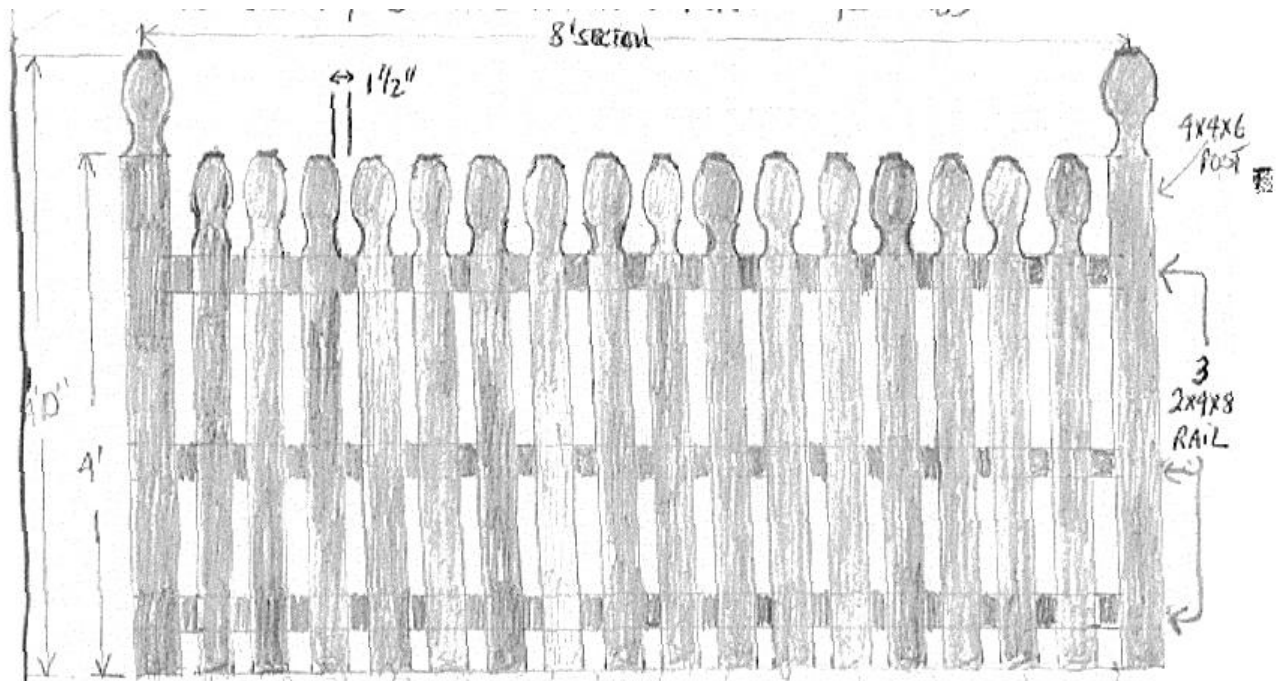


### Fence Option 4 - Shadowbox

A 4-foot high fence with 1" x 2" and 1" x 6" pickets, in a shadowbox appearance and 6x6 posts. Spacing between pickets is 1". All pickets should be on the outside of the fence. Each fence section is either 8- or 10- feet long. Posts must be capped with appropriate trim. The fence should be protected by a clear sealer or stained with an earth-tone semi-transparent stain, such as oak or cedar.

All fence options require ARC or Board approval prior to construction.

## Option 5: Gothic Style Picket



### Fence Option 5 – Gothic Style Picket

Materials: 1"x4"4' Gothic-style pickets, 2"x4"x8' rails (2 or 3 per section; see illustration above), and 4x4x6 posts with 4" Virginia Gothic-style finials atop 1x2 trim (see Gothic headpiece diagram in Fence Option 3). Each fence section is either 8- or 10- feet long. Picket spacing up to 2 1/2" is permitted. Pickets attached with 2" outdoor wood deck screws. The fence should be protected by a clear sealer or stained with a semi-transparent stain, such as pine, oak, or cedar.

All fence options require ARC or Board approval prior to construction.