

## Minimum Acceptable Construction Standards for Wood Fences in Sugar Mill

1. Maximum allowable height for wood fences shall be seventy nine inches (79") (including rot board) for all sections 1-10.
2. Minimum height of wood fences shall be seventy two inches (72"). Fences shorter than the minimum shall require prior review and prior written approval of the Architectural Control Committee. Shorter fences may be acceptable in breezeways between the home and garage.
3. Fences located on the side, rear or front setback line shall meet the minimum height of 72".
4. Gates, if installed, shall be compatible and complimentary to the fence design.
5. All wood fences are to be constructed with #2 (or better) no hole cedar 1 x 6 pickets and 4 x 4 #2 treated yellow pine posts. Maximum spacing between posts shall be eight (8) feet on center.
6. Pickets are to be attached with eight (8) penny screw or ring shank nails, on a string line guide.
7. No used material is allowed for construction of new fences.
8. Painting or staining of fences or gates shall be submitted to the Architectural Control Committee for written approval prior to modification.
9. Fences are to be kept in good repair, free from rot, mildew, or weathering and shall not have broken, loose, or rotted slats, pickets, gates, or rot boards.
10. All new fencing is required to have the smooth side facing the public.

### **Submissions to the Architectural Control Committee for fences must include:**

1. A completed Architectural Modification form.
2. A survey that includes any and all easements, side, rear, and front setback lines.
3. A clear note or indication of fence on property. *Please note existing and new fence proposed if applicable.*
4. A clear note or indication of any gates. *Please note existing and new gates proposed if applicable.*
5. Sketch or drawing of fence indicating overall height of fence.
6. A complete list of materials.

**All improvements, additions, placement changes, modifications, etc., to the exterior of the home/property must be approved by the Architectural Control Committee prior to construction.**