

THE RESERVE AT BELL CREEK, SECTION 7

(ALSO KNOWN AS THE BLUFFS AT BELL CREEK SECTION 7)

EXHIBIT A – FENCE SPECIFICATIONS – THE RESERVE AT BELL CREEK SECTION 7 – SINGLE FAMILY HOMES

Following are the Rules & Regulations to follow when getting ready to install a new fence in your yard.

- An ARC (Architectural Review Committee) Request Form must be filled out by the homeowner. No fence shall be erected until it has been approved in writing by the ARC.
- When homeowners submit an ARC Request Form, they should attach a copy of their plot plan (the engineer's drawing of the house sitting on your lot, which you received at closing) and the contractor's proposal. Requests will not be considered without the final survey and the fence location shown on the survey.
- The fence should be constructed with treated wood and build on or within your property lines. These must be the property lines based on surveyed property lines done by Timmons Group, Balzer & Associates and or Bay Design Group. You must consult with any neighbors that currently have a fence that you may or may not be connecting to. Your fence may not intrude on the property of any adjacent land, occupied or unoccupied. The fence should be constructed with convex picket, 4'6 at its highest point and 4'0 at its lowest. It should be constructed with 4 x 4 posts, 2 x 4 support rails and 1 x 4 pickets spaced between 1" to 3" apart.
- The finished side of the fence must face out to adjacent properties; this includes front, side and rear. At no time will a fence be allowed in the front yard of any property. The fence should begin at each rear corner of the house on the right rear and left rear corner. You may submit a special request to include your pedestrian garage door (short fence will be required) and AC units located on the side of the house. No bay windows or fireplaces may be located inside a fence.
- No advertising signs of any kind are to be attached to the fence. No advertising signs of any kind are to be erected on the property during construction.