



CROSSGATES ARCHITECTURAL COMMITTEE

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CROSSGATES ARCHITECTURAL COMMITTEE Fencing Guidelines

The Architectural Committee for Crossgates has implemented the following guidelines to assist homeowners when designing changes to their properties that include fencing in portions of their yards. These guidelines provide for the selection of materials, location of the fence, heights and future maintenance that may be required.

For those properties that abut Crossgates Golf Club no fence or wall shall be located within 2' of the property line adjacent to the golf course; walls shall be of durable masonry materials not to exceed 2-1/2' in height measured from the lowest side; fencing material shall be bronze colored aluminum 1/2" square picket spaced 4" on center with a maximum height of 6'. No solid board fences will be allowed on lots adjacent to the golf course within 25' of any property line between the lot and the golf course, maximum height of any board fence will be 5', color as approved by the Architectural Committee.

Homeowners living in Crossgates Manor Association – Manor Association has voted to not permit any fencing anywhere within its association's jurisdiction.

List of fencing materials in priority:

1. Aluminum pickets (4" on center spacing) with anodized finish
2. Vinyl solid board color to be either ivory or beige

Height of fences - No fence shall be more than six feet (6') in total height (see additional restrictions below).

Location of fence on lots – Townhouses - All fencing shall be located not less than four inches from the property line between units. Boundary line fences shall be not less than 6 inches from the rear property line.

Any boundary line fence higher than 3' – 6" shall be setback from the side property lines equal to the height of the fence and the rear property line when the property abuts common open space.

Location of fence on lots for end of building Townhouses and Semi-detached homes -All fencing shall be located not less than four inches from the property line between units.

Boundary line fences shall be not less than 6 inches from the rear property line.

If the side or rear of the property abuts a walking path, fencing shall be located not less than five feet (5') from the center line of the walking path, regardless of where the rear property line is located.

Any fence shall be a minimum of 2 feet behind the front wall line of the main house (not the garage); in the case of a corner lot, no fence shall be located between the side of the house and the street.

Any fence higher than 3' – 6" (boundary line fence) shall be setback from the side property lines equal to the height of the fence and the rear property line when the property abuts common open space.

Maintenance:

All fencing shall be maintained in good repair. Damaged fence materials shall be replaced with new materials of the same style and color as was originally installed; or, the entire length of the fence must be replaced. All stained or painted fencing shall be repainted/stained on intervals that maintain a consistent appearance and no bare wood is exposed.

The owner shall be responsible to maintain their yard area inside the fence.

The owner shall be responsible to maintain any yard area outside the fence that abuts common open space to the property line.