

Twin Oaks Village Architectural Guidelines

Fence Guidelines

Please note, all improvements must be approved in writing by the Twin Oaks Village Architectural Control Committee prior to construction/installation. The purpose of this is two-fold: It keeps the homeowner from making an expensive mistake and it helps maintain the community to the standards that the developer intended, and homeowners expect. After all, it was the style, colors, and conditions of the homes and community that attracted families to Twin Oaks Village in the first place. See Covenants and Restrictions for additional details.

Fencing must meet the following guidelines:

- Fence framing must be constructed of pressure-treated pine or cedar (pine is recommended)
- Fence pickets must be pressure-treated pine or cedar (cedar is recommended)
- Interior fences must be constructed as "good neighbor" fences consisting of alternating panels
- Fences must be reconstructed and maintained as originally built by Kimball Hill Homes
- The fence may not be moved from its original location as indicated on the lot survey without prior written ACC approval. Historically, a fence/gate move of more than 6ft has not been approved.
- Staining or painting of fences is not allowed in order to maintain a consistent look
- Fence caps are not allowed on homeowner fences in order to maintain a consistent look
- A rot board may be used, but the total height of the fence may not exceed 6.5 feet. For interior homeowner fences, a 2"x4" rot board is recommended.
- Since some perimeter fences (i.e. a homeowner lot that does not back up to another homeowner lot) may have been built to different standards than interior fences (fences between neighbors), those fences should be replaced "like for like" to maintain consistency.
- For fences that terminate at a Twin Oaks Village perimeter wall or fence, at least 18-20" of the top of the fence should be tapered so that it slopes down to meet the wall. The top of the homeowner fence should not exceed the height of the wall where it meets the wall.
- Metal fences and gates are not allowed unless they were installed originally by the developer.
- other restrictions apply, see Covenants and Restrictions for details

Example of a good neighbor fence with alternating panels



Questions to ask yourself when submitting or reviewing an improvement application:

- 1) Is it consistent with the look of the community that the community developer intended? In other words, are similar colors, sizes, and styles being used that were used by the developer?
- 2) Is it consistent with what the ACC has approved in the past? In other words, have precedents already been set by past decisions?
- 3) What do the governing documents and fine policy say about the type of improvement being considered? Are there additional rules and guidelines that apply?
- 4) Is the approval/denial decision repeatable? In other words, are clear parameters being used (measurement guidelines, etc) as the basis for the decision?
- 5) Does the improvement enhance the value and look of the community?
- 6) Does the improvement affect the optimum private enjoyment of adjacent properties?