

PROPOSED AMENDMENTS TO THE STOCKBRIDGE INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

Deleted language is ~~stricken through~~. New language is marked with a double-underline. Ellipses (. . .) indicate that the language omitted remain unchanged.

DESIGN GUIDELINES Stockbridge Section 378 Fences

~~INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.~~

A. MATERIALS AND STYLES FOR FENCES ON ALL LOTS:

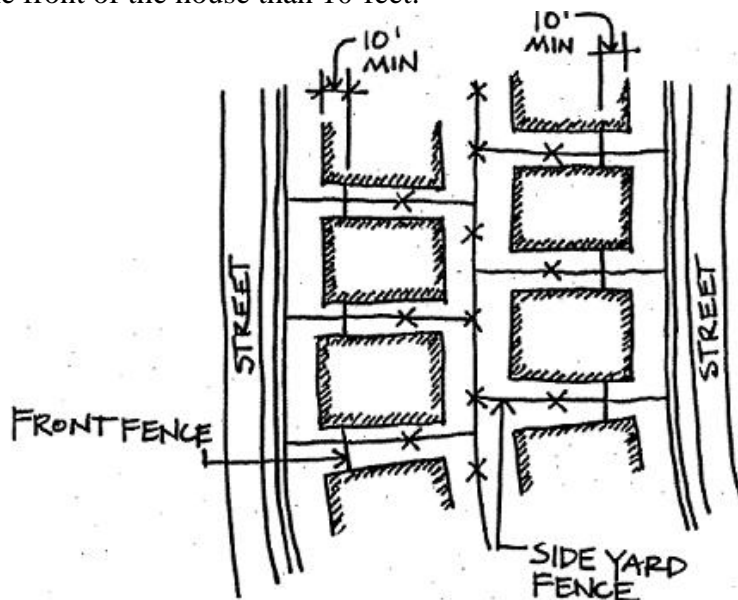
1. All materials and styles for fences permitted in Section 2.2.15 of the Guidelines, as amended from time to time, shall be permitted in Stockbridge.

B. FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:

~~When fences are built:~~

- ~~1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.~~

1. ~~2.~~ Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
2. ~~3.~~ Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. ~~4.~~ Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

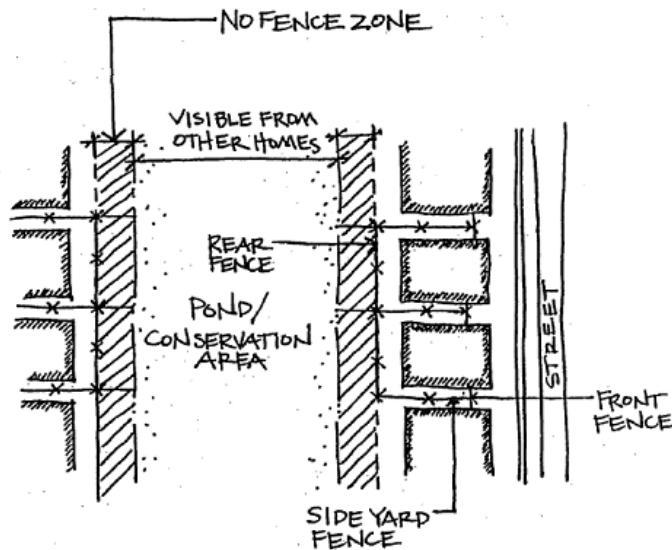


C. FOR FENCES ON PONDS OR CONSERVATION AREAS:

~~When fences are built:~~

~~1. — All fences must be the standard shadowbox wooden fence as detailed in this guideline.~~

1. ~~2.~~ To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
2. ~~3.~~ Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. ~~4.~~ Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. ~~5.~~ Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

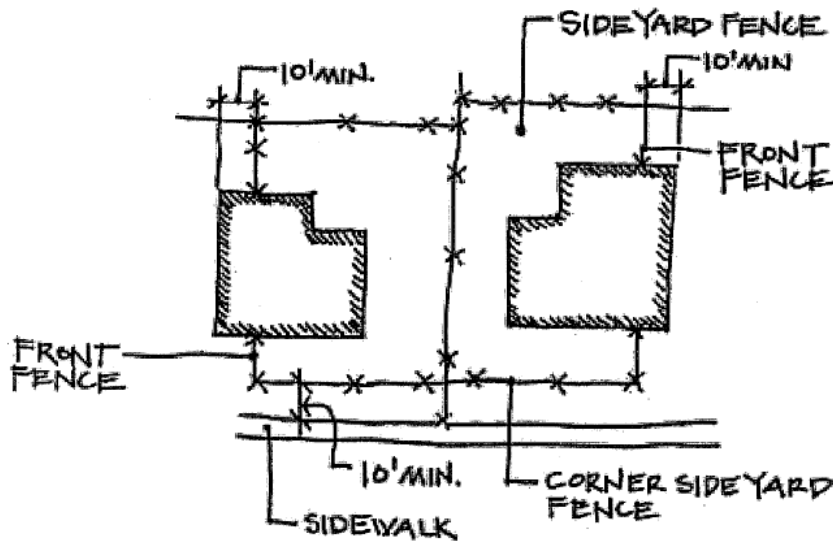


D. FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:

~~When fences are built:~~

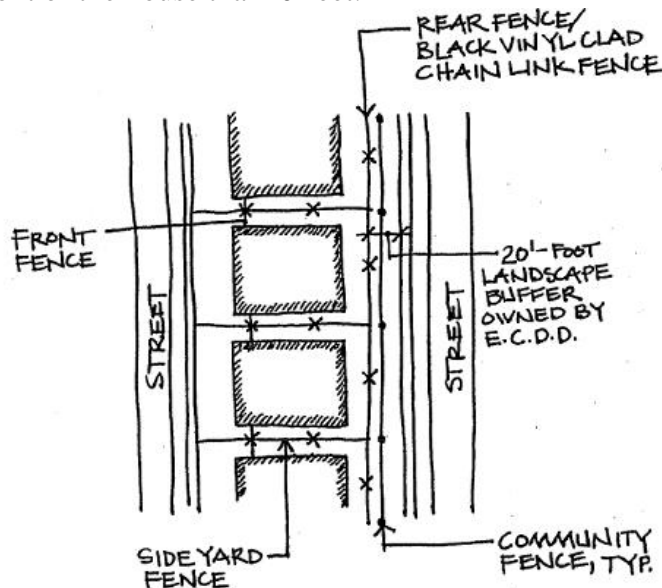
~~1. — All fences must be the standard shadowbox wooden fence as detailed in this guideline.~~

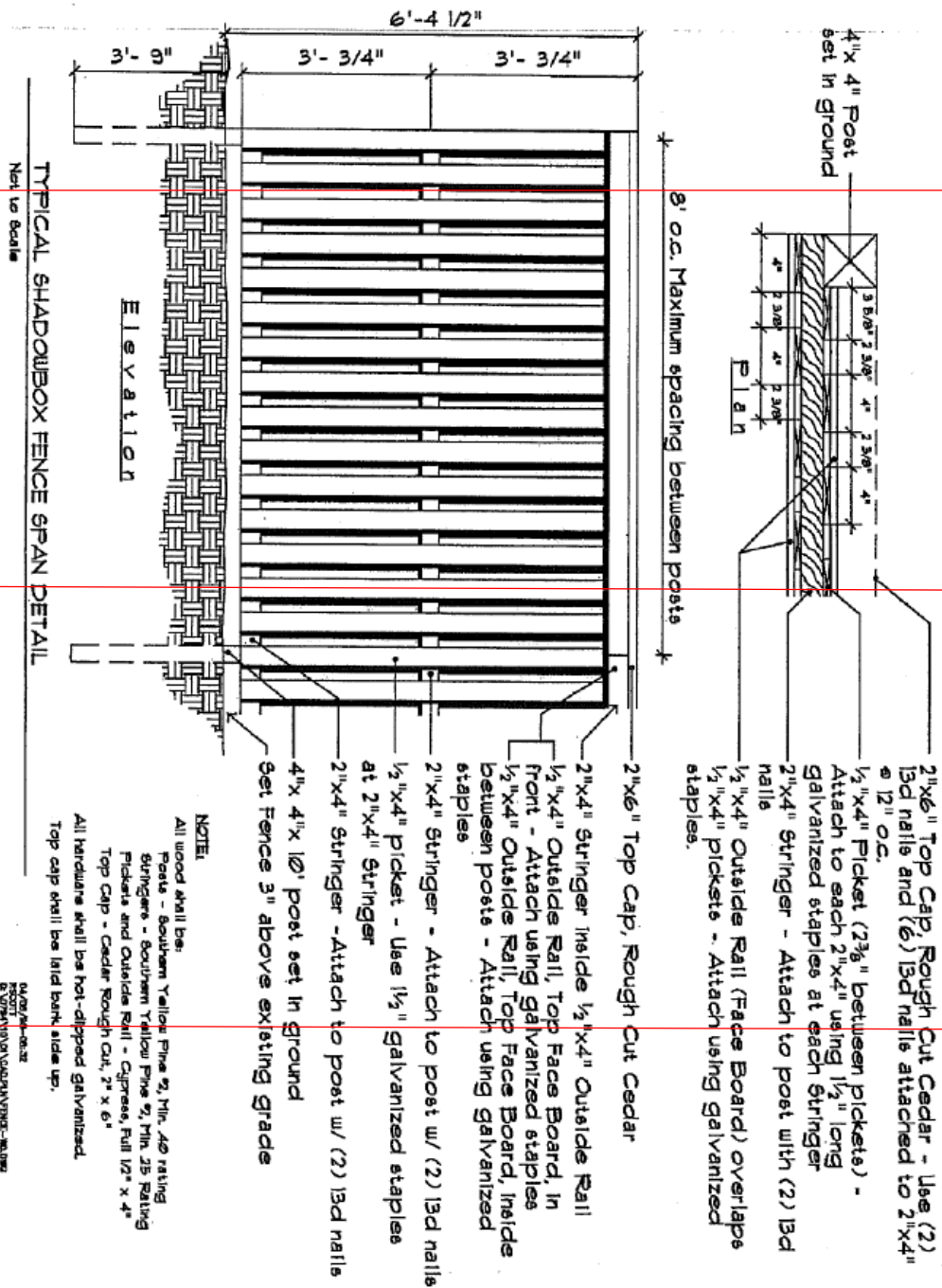
1. ~~2.~~ All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 - feet. These fences shall be 6 -feet high.
2. ~~3.~~ Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



E. FOR ALL FENCES BACKING ON GRETNA GREEN OR MONTAGUE:

1. Lots backing on Gretna Green Drive or Montague do not extend to the right-of-way (ROW) of said street. A 20 – foot landscape buffer, owned by the Westchase East Community Development District, is located between the lots and the street ROW. The developer installed a wrought iron fence (Community Fence) within this landscape buffer. Therefore, private fences cannot tie into the Community Fence.
2. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence.
- ~~3. All other fences must be the standard shadowbox wooden fence as detailed in this guideline.~~
3. ~~4.~~ Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. ~~5.~~ Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.





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July 17, 1998