

THE CROSSING AT BELLA VISTA

Revised Resolution
7052021

Fencing Guidelines

Rev. 9/5/2022

No fencing or screening of any kind shall be erected or maintained on any Lot without the prior written consent of the Directors, and unless in strict compliance with the following standards and requirements, to-wit:

- 1) The maximum height for **full** perimeter fencing shall be forty-eight inches (48").
- 2) Fencing shall only enclose the rear yards of any Lot. Rear yard fencing shall be full perimeter, and no fencing shall be erected or maintained on any Lot between the rear corner of the residence constructed upon such Lot and the street upon which such Lot fronts. Except under extraordinary circumstances (as deemed below), fencing must start at the rear corners of the residence and **must** be within four inches (4") of the lot lines and lot corners. With respect to corner lots, fencing along the side or the rear yard facing the street shall not be placed any nearer to said street than four inches (4") of the building line limit established by the subdivision plat. Plot examples of permissible rear yard fencing - see Exhibits A and B attached.
- 3) All fencing shall be wrought iron or aluminum simulated wrought iron and shall be black in color. Under no circumstance will "chain link" fencing be considered acceptable, regardless of material composition or design. Examples of allowable fence styles are reflected on Exhibit C attached.
- 4) Fences shall include a gate that is six feet (6') in width. Depending on plot location, a second six foot gate may be required.
- 5) Except for certain approved styles of fencing, fencing may be any picket width up to a maximum of four inches (4"), and regardless of picket width, the minimum open space between pickets shall be three inches (3"). Request of reduction of minimum open space or maximum height requirements as stipulated herein due to Owners' pet(s) shall not be cause for waiver of these requirements by the Directors.
- 6) All fences shall be installed with the good siding facing out.
- 7) All fence posts shall be anchored in a base of concrete at least one foot (1') six inches (6") deep into the soil.
- 8) All installations must comply with applicable local zoning requirements and building codes.
- 9) The Directors, in their discretion, may, but shall not be obligated to, require that all Lots be professionally surveyed to assure proper fence locations prior to installation thereof.
- 10) Any Lot Owner erecting a fence on his, her or its Lot MAY incur an additional monthly assessment for the additional costs incurred to maintain the lawn of the Lot if the lawn care provider charges for that.

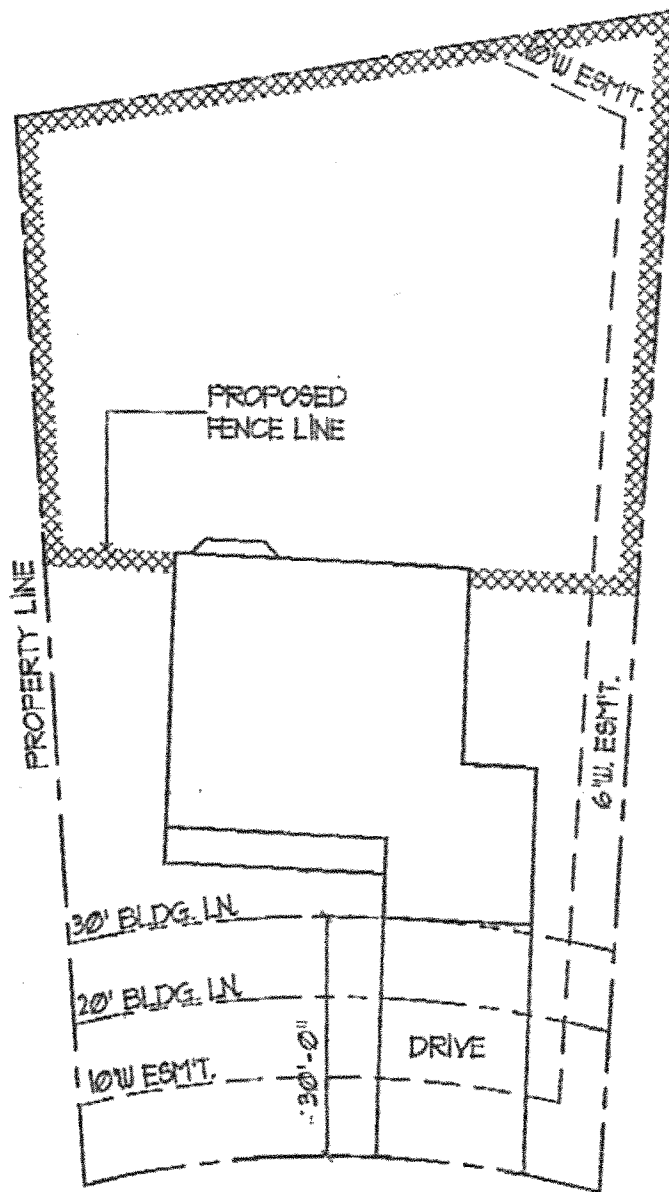
11) The Directors may allow a variance from the foregoing fence requirements for particular issues which may be unique to any particular Lot in the Directors' discretion to comply with laws and code and to prevent hardship. The Directors may apply additional restrictions depending upon location, lot size, and/or access.

Signature Paul Nesbitt Date 9/21/2022

Signature [Signature] Date 9/21/22

Signature Kathleen Pearson Date 9/21/22

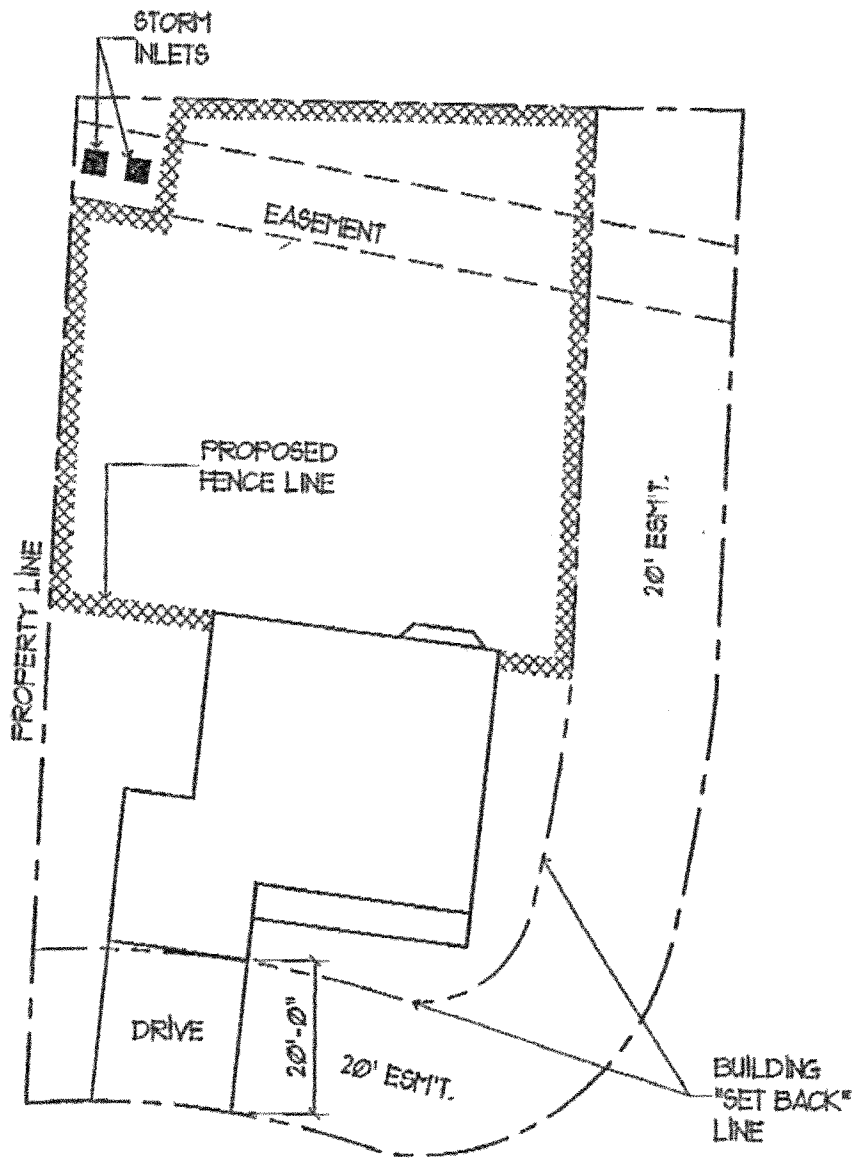
Exhibit A - Rear Yard Fencing Standard Layout



Initial _____

Initial _____

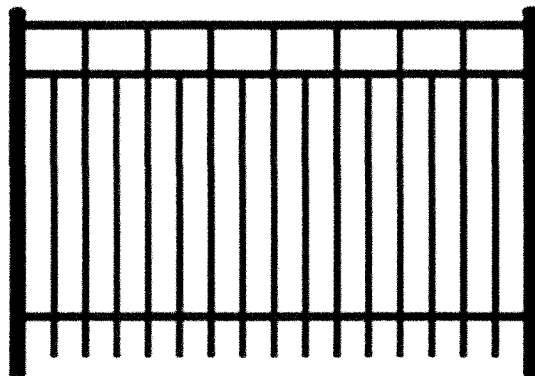
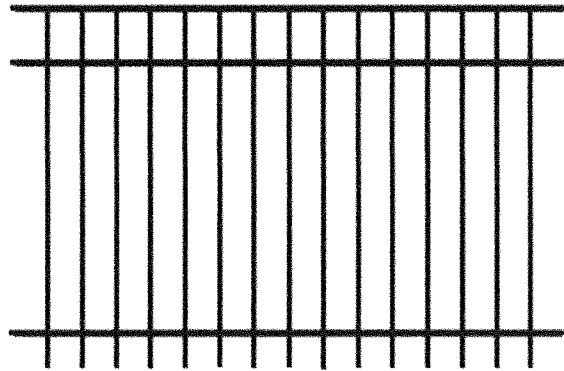
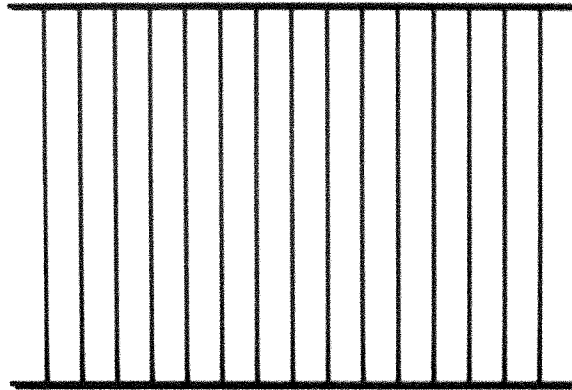
Exhibit B - Rear Yard Fencing Corner Lot



Initial _____

Initial _____

Exhibit C - Allowable Fence Styles



Initial _____

Initial _____

