

RIVERSIDE AT TWIN RIVERS FENCING STANDARDS

This will serve as the establishment of fencing standards that the Architectural Review Committee ("ARC") has adopted. The following fence standards as adopted are:

CONSTRUCTION MATERIAL:

Wood fences must be constructed of cypress, pine or cedar, 6 feet in height, 4 or 6 inch wide panels or planks (boards) that are a minimum of ½ inch thick. No fences shall be constructed of chain link material. Vinyl fences are permitted.

GATES:

All gates must be constructed of the same material as the fence.

PAINT/FINISHES:

Wood fences may be painted or stained the same color as the base color of the house, but not the trim/accent color on the house, or fences may be left natural. Vinyl fences may not be painted: colors that are approved are white/ off-white / bone.

SUBDIVISION ENTRANCE WALL:

Any fence connecting to the subdivision entrance wall that is less than 6 feet in height and is higher than the wall shall be constructed so that the fence is no higher than the entrance wall at the point of connection and shall gradually increase to its maximum height of 6 feet, over an eight (8') foot span from the wall.

NO EXPOSED POSTS:

All fences shall be erected in such a manner that the finished side faces out and the fence posts are located on the inside of the fence so that no posts are exposed from the outside of the fence.

WATER FRONT LOTS:

Fences located in the rear lot area on a lake or pond are outlined in the fence exhibits attached. There shall be no fences on the rear property line viewing the lake or pond.

FENCE MAINTENANCE:

All fences installed shall be maintained in a "like new" condition at all times, and shall be repainted as needed or directed by the ARC or the Homeowner's Association. Any fence that is not maintained in a "like new" condition as directed shall be in violation of the Deed Restrictions and subject to any legal action as set out in the Deed Restrictions.

ADJACENT LOT OWNERS:

Any lot owner who installs a wood fence understands and agrees that the adjacent lot owner may (when they install a fence) repaint the exterior side of your fence to match the interior of their fence.

SETBACK REQUIREMENTS:

STANDARD LOT:

Fences shall not be closer than 10 feet from the front face of the home.

CORNER LOT:

The fence on the side street side must be at least 10 feet from the property line and shall start at the rear side street corner of the house so that the side of the house shall not be enclosed by the fence. Further, a minimum of two trees, 8 feet tall, or a row of hedges/bushes, or plants that will reach a height of 4 ft. (minimum) shall be required to soften the wood fence between the fence and the property line.

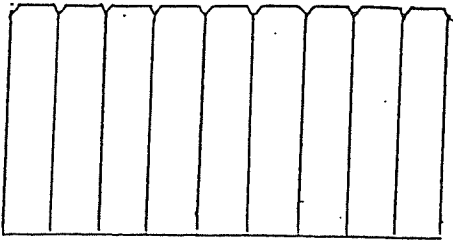
WATER FRONT LOTS:

Fences located in the rear lot areas on a lake or pond must be 4' high. Wood fencing allowed on the side yards shall not extend beyond the property line. Any pool enclosure on a lake or pond shall require a minimum of three trees, eight (8) feet tall, in front of the screen enclosure to soften the enclosure.

SUBDIVISION ENTRANCE SIGNAGE AND HEDGES:

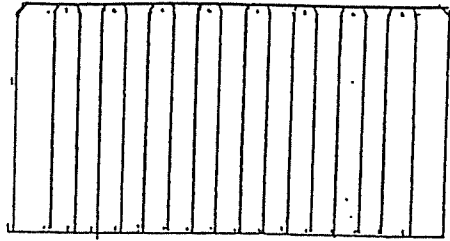
All fences that abut the subdivision entrance signage, hedges and landscape areas shall maintain a 2-foot clearance from these items.

— APPROVED —



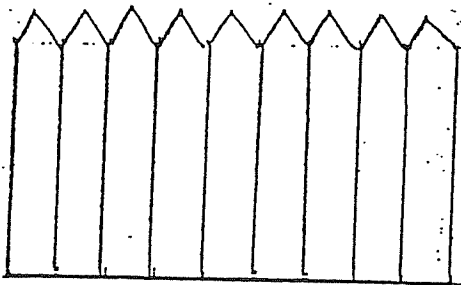
4" OR 6" STOCKADE FENCE
W/ CLIPPED CORNERS

— APPROVED —



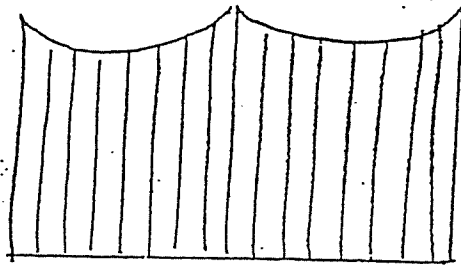
BOARD-ON-BOARD (4" OR 6")
FENCE W/ CLIPPED CORNERS

~~NOT~~ APPROVED —



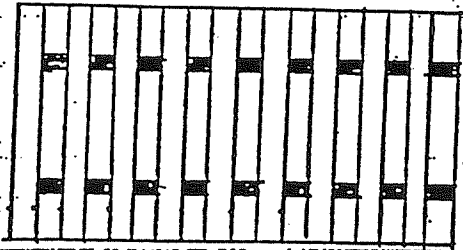
POINTED TOPS

~~NOT~~ APPROVED —



SCALLOPED TOP

~~NOT~~ APPROVED —

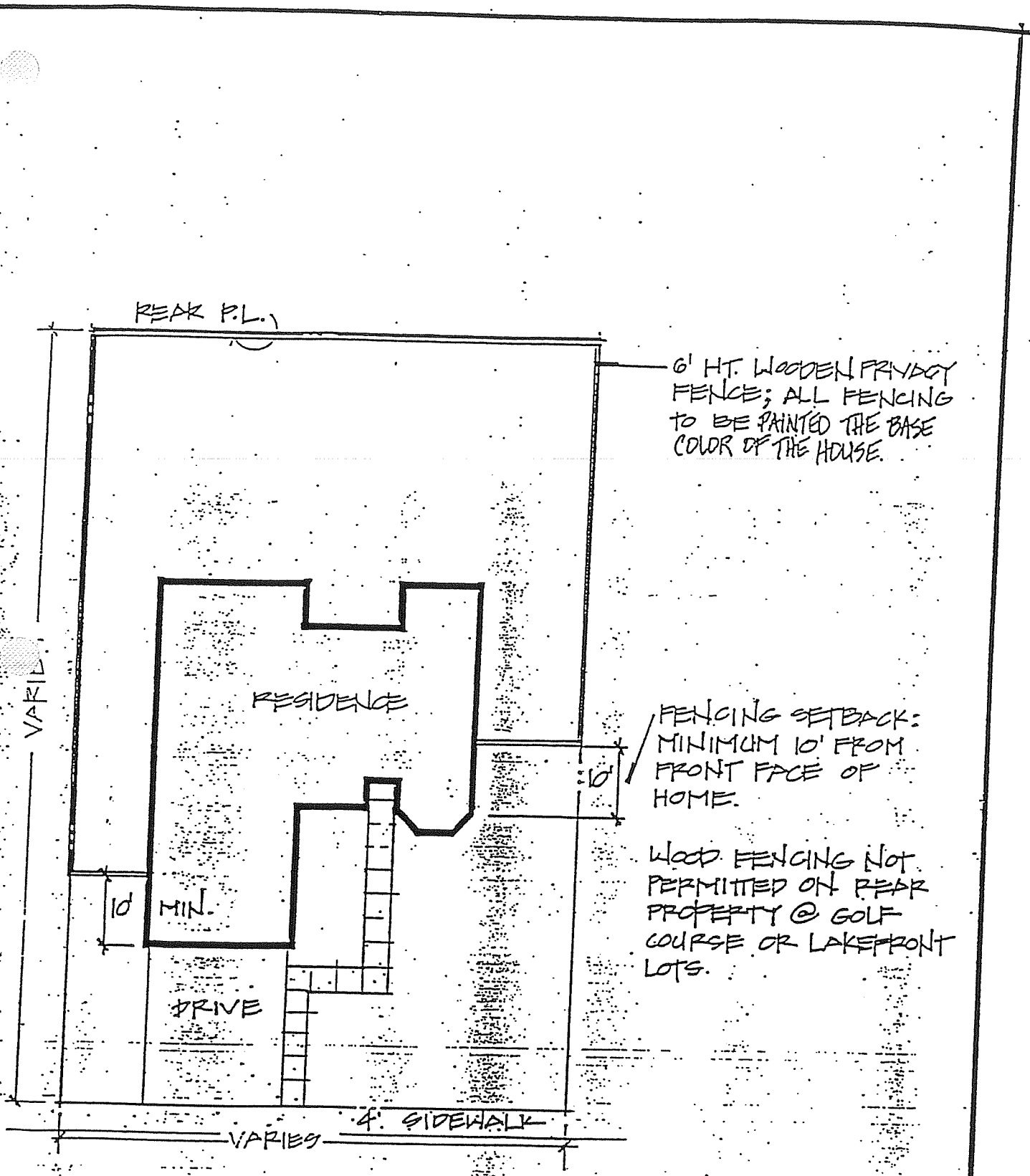


SHADOW BOX

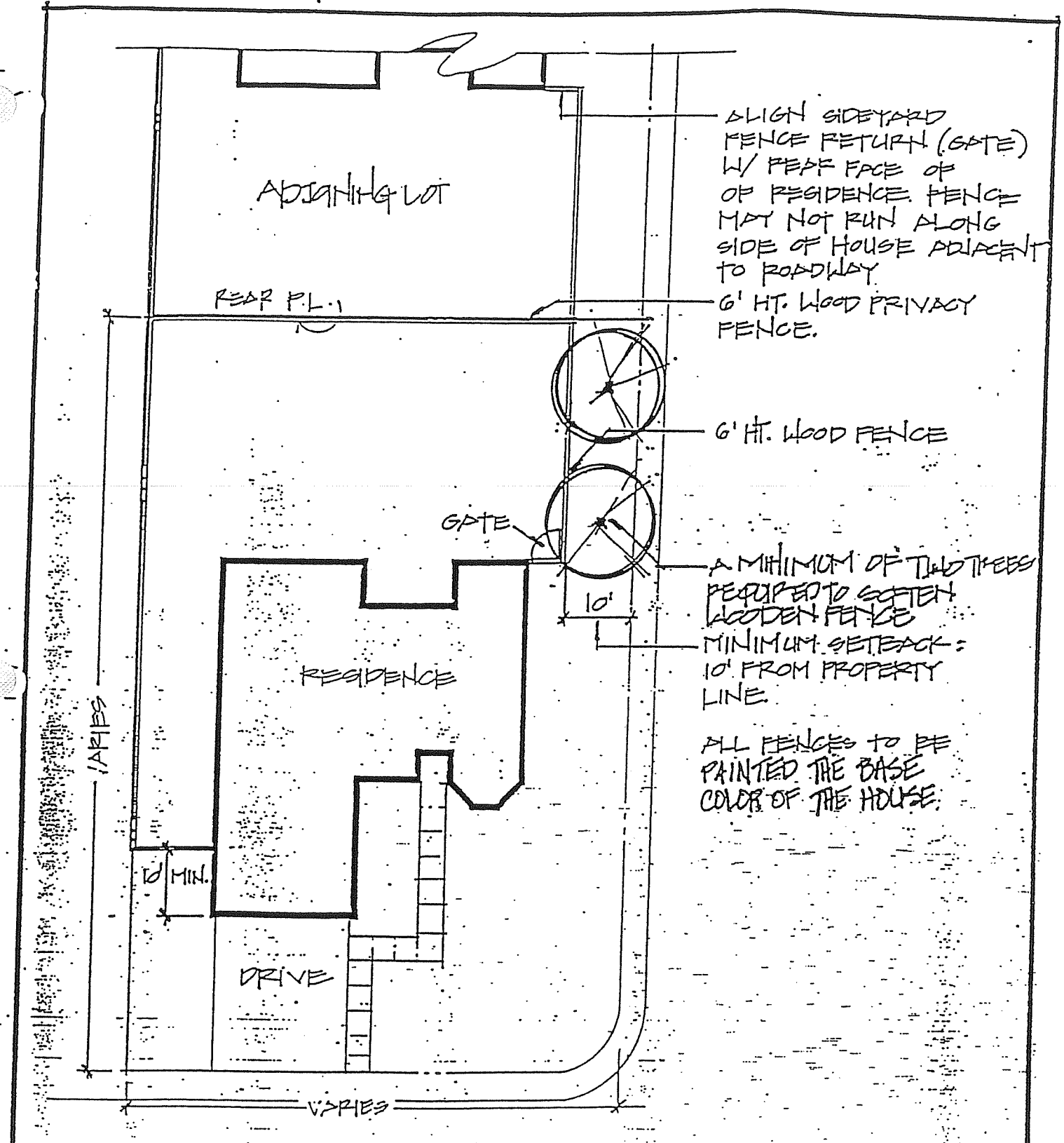
NOTE - THE GOOD SIDE OF THE FENCE MUST FACE OUT - NO POSTS ARE TO BE EXPOSED

ALL FENCES MUST BE PAINTED THE BASE COLOR OF PAINT AS ON THE HOUSE

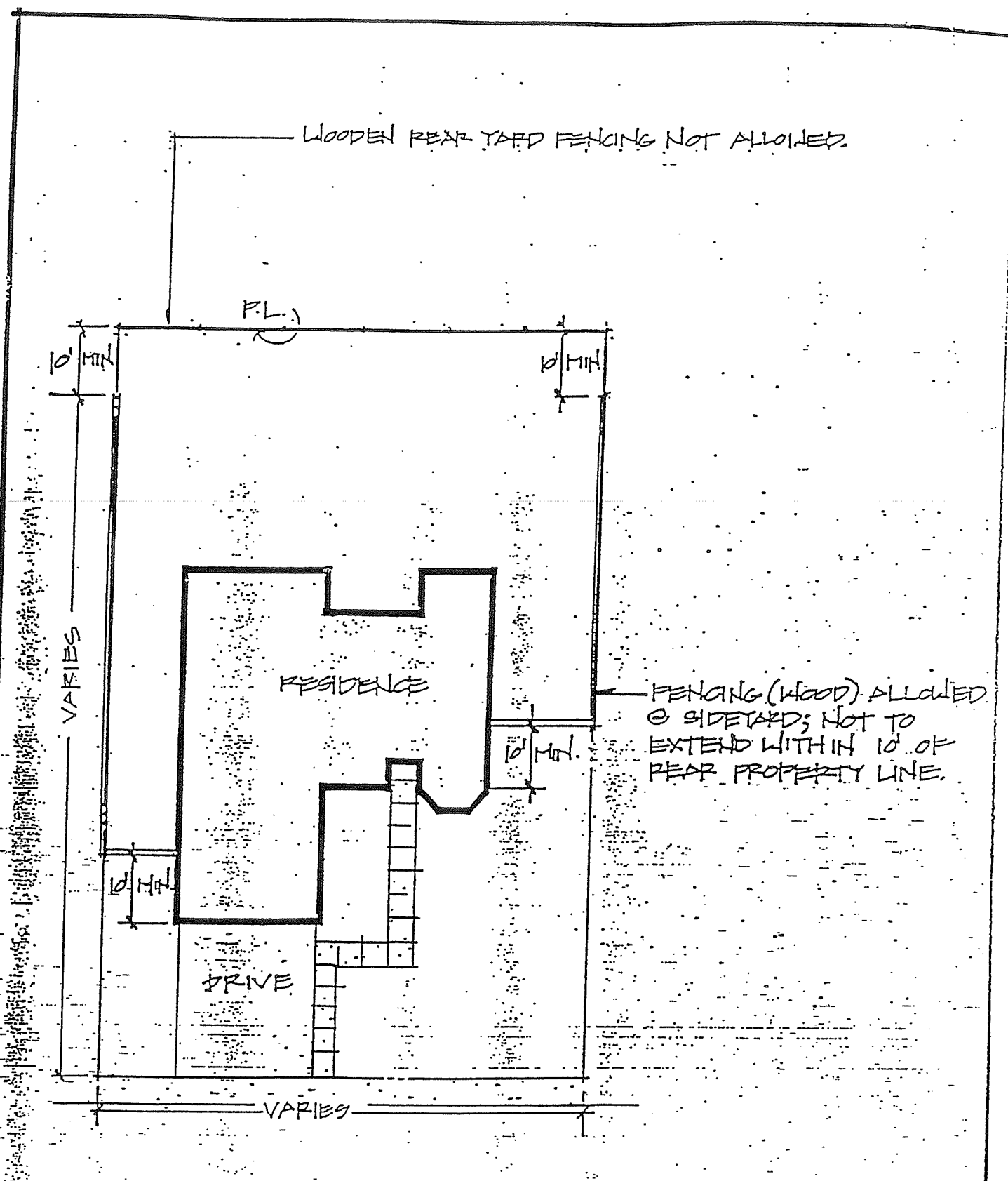
3/13/97 - "All pictures on page 3 of 8 should read Approved"



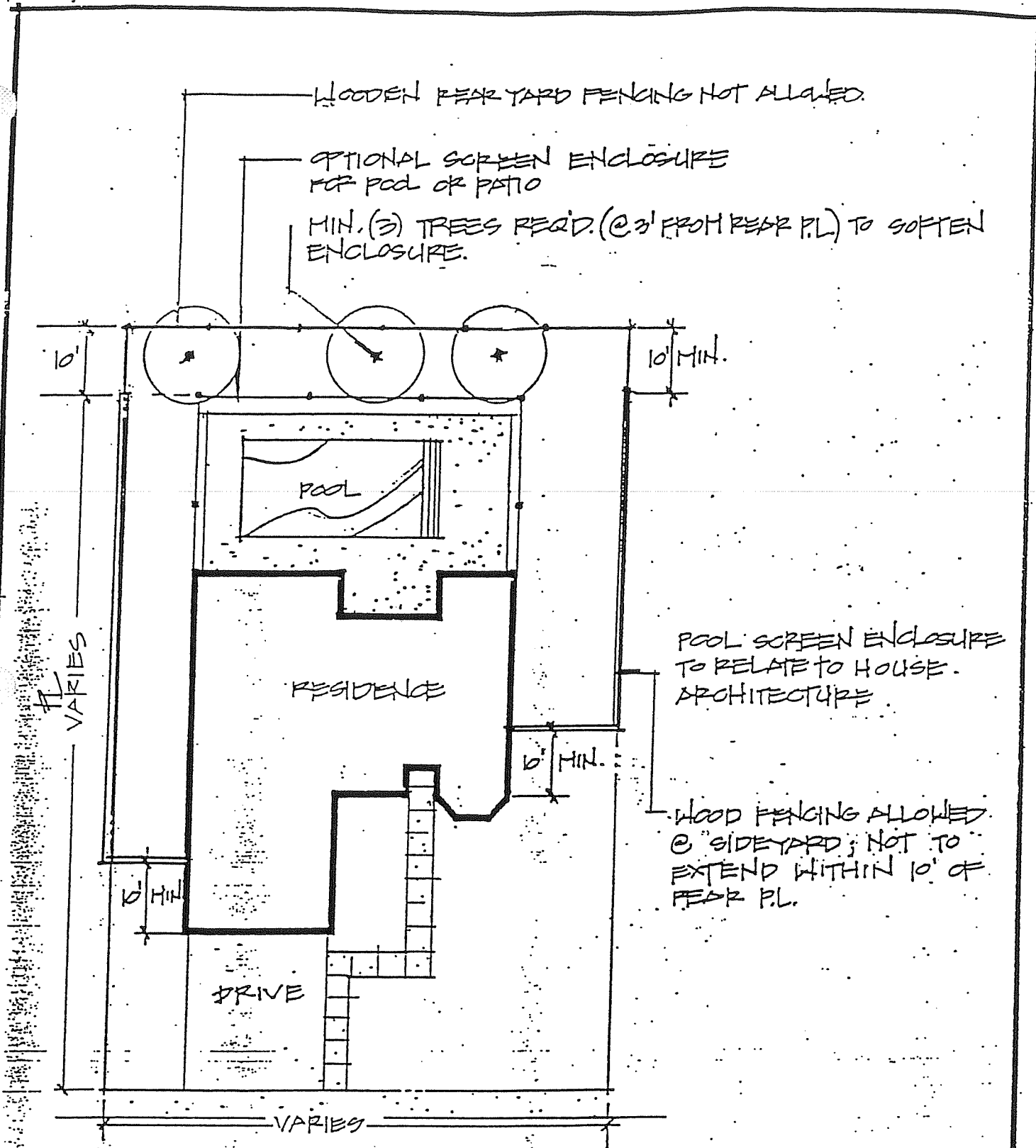
REAR YARD FENCING ON STANDARD LOTS



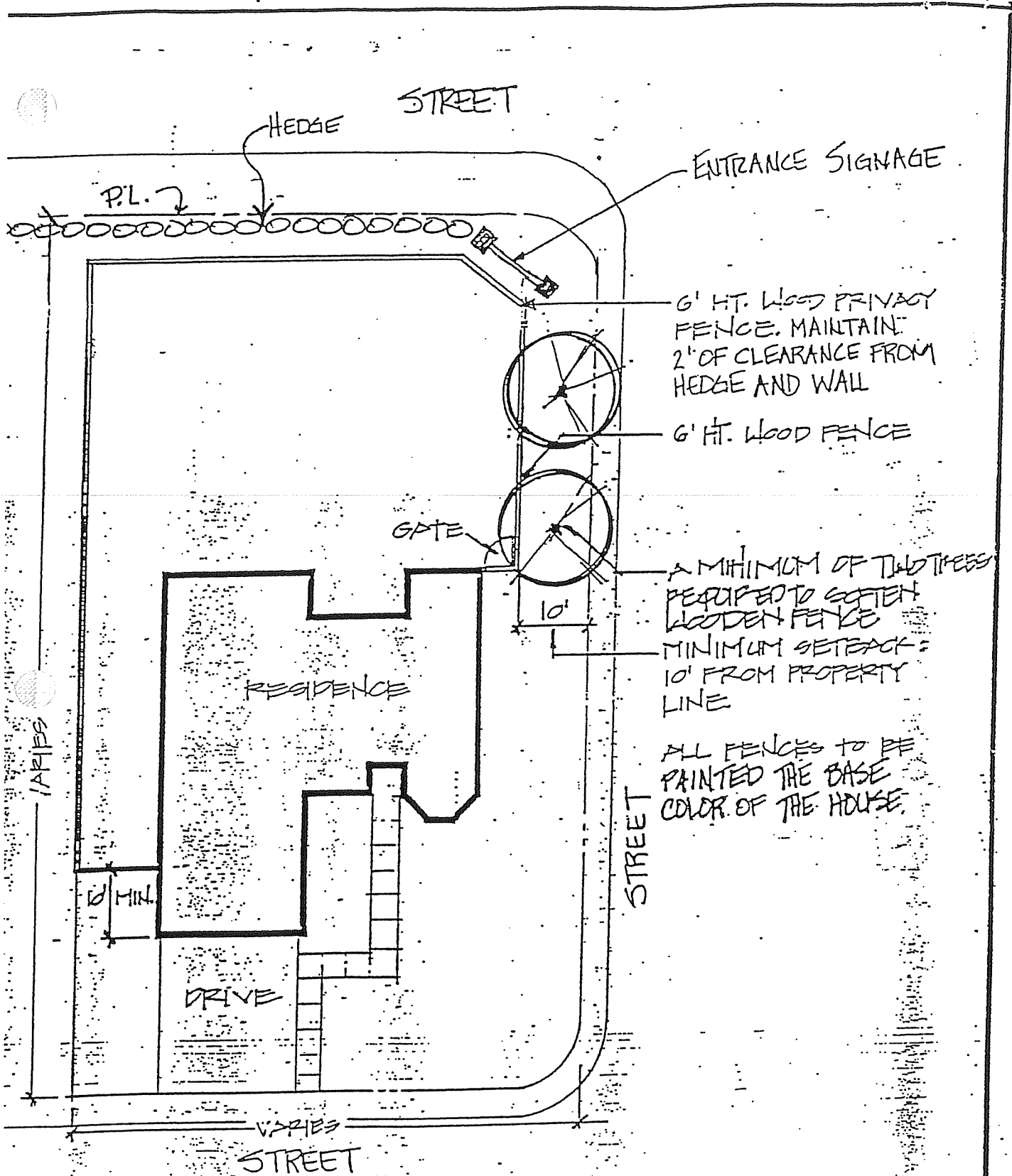
CORNER LOT WOOD FENCING RESTRICTIONS



REAR YARD FENCING FOR LAKE AND/OR GOLF COURSE LOTS



REAR YARD FENCING FOR LAKE AND GOLF COURSE LOTS
 FULL PRIVACY REAR YARD FENCING WITH SCREEN ENCLOSURE



**WOOD FENCING RESTRICTIONS
WITH ENTRANCE SIGNAGE AND/OR
HEDGES**