

Grant's Mill Fence Building Guidance
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General: The goal is to achieve a consistent and uniform design of residential fencing throughout Grant's Mill in accordance with Restrictions, Covenant, and Conditions (RCC), while limiting the overall aesthetic impact.

The following guidelines shall be mandatory:

- 1) All fencing shall meet the requirements of Grants Mill Owners Association (RCC, Article VIII, Section 29, Fencing). The burden of compliance shall be the sole responsibility of the property owner. The HOA shall not be subjected to any legal or financial liabilities.
- 2) All new fencing or modifications of existing fencing requires Architectural Committee (AC) approval. The approval process is required within Grants Mill Restrictions, Covenant, and Conditions (RCC, Article VII, Section 2, Jurisdiction).
 - a) Prior to building, purchasing, or placing on lots, owners shall submit the appropriate request to the architectural committee for review. The AC will provide approval documentation (letter/email) or suggest corrective measures for approval. In most cases the process is electronic and completed quickly.
 - b) All fencing materials and finishes shall be approved by the AC. No field fence, hog wire, chicken wire, barbed wire or other wire fencing shall be allowed. No fences shall be allowed in any front yard and no fence may be located closer to the street than the rear edge of the house. Fence height shall not exceed six (6) feet. All side fences must be uniform and tie together. The finished side of any fence must face outward. This provision may be amended by the developer as to any additional phases to the subdivision. All wooded fencing must be of six-feet, shadow box style, and constructed from pressure treated lumber with 4x4 post, six (6') feet on center, with three 2x4 runner and heavy-duty gate hardware to prevent sagging.
 - c) Existing fencing failing to meet guidelines shall follow the procedures herein for approval.

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- d) All fencing shall be installed on side and rear property lines. In rare instances, modification may be approved to meet individual property boundaries or unique terrain features (rear property adjacent to SR390, utility right of way, corner lots).
 - e) The project shall be completed in entirety no later than 90 days from the approval date.
 - f) Color. Natural or weatherproofed. No paint or colors. The goal is a uniform exterior finish throughout Grant's Mill.
- 3) Fencing shall be maintained in a presentable and serviceable condition reflective of community standards (RCC, Article VIII, Section 22).