

ADDENDUM

FENCES, WALLS & HEDGES

No walls or hedge lines shall be erected on residential property unless approved in writing by the ARC.

Walls are discouraged except as visual enhancements to landscaping and ~~will should~~ be limited to areas requiring privacy or safety, or landscape enhancement (i.e., swimming pools, garden courtyards) or for concealment of services areas (trash containers, mechanical equipment, etc.). Wall height may not exceed 5 feet (5').

Low Landscape Walls are subject to the approval of the ARC and are typically not to exceed eighteen inches (18") in height). An overall landscape plan is to be submitted, showing the wall location, layout and dimensions including a picture sample of the proposed materials and color. Only stone or concrete decorative materials are permitted; wood is not allowed.

In the absence of a fence, hedges should be planted no closer than five feet (5') to the side and rear property lines, unless otherwise approved by the ARC. The hedge lines shall be planted at a sufficient distance from the property line so as to allow personnel to maintain and trim the hedge without encroaching on the adjacent property. Hedge lines should have a minimum height of two feet (2'). When placed along property lines, hedges typically should not be permitted to exceed five feet (5') in height, and no more than approximately two to three feet (2' – 3') in thickness.

Hedge lines shall be maintained so as to avoid growth of the plants that would overhang a property line. Variations from the location and dimensional requirements, such as would apply for privacy at a swimming pool or other yard areas, are permitted, subject to the prior written approval of the ARC. Privacy hedges must be maintained and may not exceed ten feet (10').