

TIMBERCREEK HOA ARCHITECTURAL REVIEW BOARD

FENCE GUIDELINES

Essentially fences are discouraged. If separation or privacy is desired, then landscaping is preferred.

Requests:

All requests for fences must be submitted to the Architectural Review Board. The request must be accompanied by a site plan of the property in question with the location of the proposed fence. The proper height, setbacks, color and fence material must be documented.

Requests for removal, staining or painting must also be submitted. Approval must be obtained prior to any action.

Location:

Lakes - Fences along lakes will not be permitted. Such fences restrict the view of the common area including the lakes.

Setbacks - Properties along lakes may have fences that are parallel to the rear of the house and do not setback from the house further than any pool or patio.

- No fence may be closer than 10 feet to the front of the house. This applies to both new and replacement fences
- Fences on corner properties may be an extension of the house line. i.e. the fences must not be closer to the street than the side or rear of the house.

Material:

Yard perimeter fences: Wood and bronze or black aluminum and wood/plastic composite material are the approved materials. Wood/plastic composite fences must have a wood sawn look and be brown in color.

Fences facing NW 29th Street and NW 24th Avenue must be wood/plastic composite shadowbox or board on board style and must be stained Lodge Brown [Sherwin Williams SW3007]

The finish side of all fences throughout the community must be facing the outside (i.e. the posts must be on the inside of the fence, not visible from outside the yard).

Any portion of any fence which has street exposure must be landscaped with at least 75% coverage. Where two non-similar fence lines and/or colors meet, 100% landscape coverage must be maintained at that point where the fences meet.

Patio/pool deck fences: Bronze, black or white aluminum rail style fence is the approved material. White is not approved for homes along the bike path. Pool deck fences must be placed on the perimeter of the decking or no more than two feet beyond the edge of the deck. Fences visible from the street or bike path must be landscaped on all sides. Chain link fences or PVC/plastic fences are not approved for Timbercreek

Height:

Maximum allowed height will be 6 feet measured from the adjacent ground surface under the fence.

Colors: (Wood fences):

The following are the preferred colors:

- a. Earth tones
- b. Light Gray
- c. Lodge Brown [Sherwin Williams SW3007]

Contiguous fences facing the common areas, including those on N.W. 29th Street. and N.W. 24th Avenue must be stained Lodge Brown [Sherwin Williams SW3007]