

Architectural Guideline

Fences and Gates

Parc Bethany Homeowners Association

This document establishes enforceable standards for the design, placement, construction, and maintenance of fences and gates within Parc Bethany. Exhibits A and B are incorporated by reference and are controlling for design and appearance.

1. Purpose

The purpose of this guideline is to preserve the original design intent, visual consistency, and construction quality of fences and gates within the Parc Bethany community, as established by the developer and reflected in existing fence installations.

2. Applicability

This guideline applies to all fence and gate installations, replacements, or modifications submitted on or after the effective date.

3. Prior Approval Required

No fence or gate may be constructed, installed, replaced, or modified on any Lot without prior written approval from the Architectural Committee (AC). Approval must be obtained using the Association's *Request for Home Improvement Approval* application before any work begins.

4. Definition

For purposes of this guideline, a *fence* is any structure placed on a Lot that encloses or delineates side or rear yard areas.

5. Approved Fence Designs

Fences may be approved only if they conform to one of the following:

- **Developer Standard Fence**
A fence constructed to match the design, materials, dimensions, and appearance of the original developer-installed fence.
- **Approved Fence Detail**
A fence constructed in accordance with Exhibit A.

- **Alternative Designs**

Alternative designs may be approved on a case-by-case basis only if the design incorporates a cap and skirt consistent with Exhibit A and is visually compatible with the developer standard fence.

6. Location Requirements

- Fences may extend forward to the front of the garage on interior Lots.
- On corner Lots, fences may be no closer than five (5) feet from the sidewalk unless otherwise approved.
- All fence and gate locations must be clearly shown on submitted plans.

7. Height and Grade Requirements

- Fence tops must be stepped, not sloped, except where grade exceeds a 4:1 slope and an alternative treatment consistent with Exhibit A is approved.
- Maximum vertical height difference between steps is twelve (12) inches.
- Fence height shall not exceed the maximum height shown in Exhibit A.

8. Materials and Finish

- Fences must be constructed of materials consistent with Exhibit A.
- All fences must include a cap and skirt; exposed or unfinished fence tops are prohibited.
- Lattice tops are not permitted.
- Painting or staining is not permitted.

9. Maintenance

All fences and gates must be maintained in good condition, including straight alignment, secure posts and panels, consistent appearance, and absence of rot, warping, or structural damage. Fences that fall into disrepair must be repaired or replaced upon notice from the Association.

10. Non-Conforming Fences

Fences constructed without approval or not in compliance with this guideline or the incorporated exhibits may be required to be modified, rebuilt, or removed in order to conform to Parc Bethany standards.

11. Exhibits Incorporated and Controlling

Exhibit A (*Approved Fence Elevation and Fence Section*) and Exhibit B (*Photographs of Approved Fence Installations*) are incorporated by reference and made a controlling part of this guideline. In the event of any inconsistency between the written guideline and the exhibits, the exhibits shall control with respect to design, proportions, and appearance.

12. No Precedent

Approval of any fence or gate does not constitute approval of future installations and does not waive the Association's right to enforce this guideline or the CC&Rs.

13. Effective Date

This guideline becomes effective upon adoption by the Board of Directors.

EXHIBIT A

Approved Fence Elevation and Fence Section

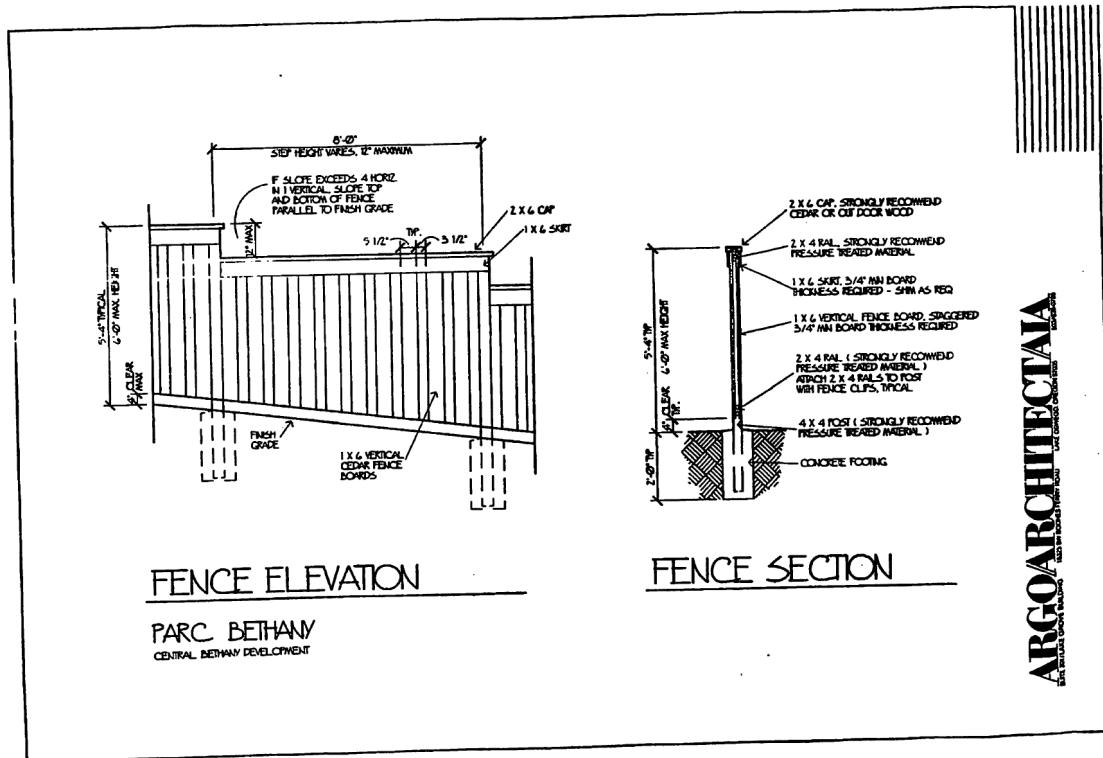


Figure A-1 – Approved fence elevation and section showing dimensions, materials, cap and skirt detail, post spacing, and height limitations

EXHIBIT B

Photographs of Approved Fence Installations



Figure B-1 – Approved fence installations illustrating acceptable materials, proportions, and natural weathering

These photographs depict existing fence installations that conform to the approved design and illustrate acceptable appearance, materials, proportions, and natural weathering.