

**PROPERTY ADDRESS:**

\_\_\_\_\_

**OWNER NAME(S):**

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The purpose of these fence guidelines is to enhance and clarify the expectations listed within the Indentures. Should any guideline conflict with the Indentures, Indentures take precedence. The Board of Directors retains the right to revise as necessary and these guidelines are subject to change without notice.

**FENCES**

- a. Rear Yard only.
- b. Full perimeter only.
  - i. Must start and end at rear corners of Unit
  - ii. Must be installed within four (4) inches of the Lot lines and Lot corners
    1. Corner Lots: Fencing along the side of the rear yard facing the street shall not be placed any nearer to said street than four inches (4") of the building line limit.
    2. Corner Lots: Lots may have exceptions but only at the sole discretion of the Board of Directors.
- c. Minimum Height: 48" (forty-eight inches)
- d. Maximum Height: 48" (forty-eight inches)
- e. Materials:
  - iii. Wrought iron: black
  - iv. Aluminum: black
  - v. Wood: Cedar, Redwood or Wolmanized (pressure-treated)
  - vi. Vinyl: white
  - vii. No chain link fencing allowed.
- f. Design:
  - viii. Picket (wood or vinyl) width: 6" (six inches) max.
  - ix. Picket (wood or vinyl) gap width: 3" (three inches) mandatory
  - x. No privacy or 'shadow-box' style fencing allowed
- g. Facing: Installed with good side facing out
- h. Posts: Anchored in concrete at least 1'6" (one foot, six inches) into the ground.
- i. Maintenance: Mowing/trimming is the homeowner's responsibility on BOTH sides of the fence.

**For Requests in Village B (Townhomes) and Village D (Rowhomes):**

The Association mows grass in the backyards of Village B and Village D Lots.  
Fence gates must be a minimum of 54" wide to allow access for mowing equipment.  
60" is preferred.

I understand the requirements for installing a new fence and agree to details listed within this document.

**OWNER SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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**PLEASE SEND SIGNED FENCE REQUEST FORM, ALONG WITH THE COMPLETED ARC REQUEST FORM, TO CPM BY:**

**EMAIL:** [customerservice@cpmgateway.com](mailto:customerservice@cpmgateway.com) **FAX:** 636-227-2356

**MAIL:** 242 Old Sulphur Spring Rd Manchester, MO 63021