



Fencing Requirements

Introduction – The Turners Landing Covenants are very specific on what type of fence is allowed in the community. The Covenants specially allow split rail decorative fence made of wood.

Section 5.15 - Decorative, split-rail fencing of the standard two-rail variety (or an equivalent type of fencing that by virtue of material, aesthetics, color, height, and opacity provides the same natural appearance) shall be permitted. Metal and chain link fencing is specifically prohibited. Safety fencing surrounding in-ground swimming pools must be of wood, stone, wrought iron (and its synthetic imitations) and other natural material construction, but in no case may such fence be taller than the minimum required by code, if any. All other types of fencing shall be prohibited anywhere on the Development other than “invisible” fencing for pet control.

Owners with swimming pools and elevation changes that pose a safety hazard are allowed to install metal fences for protection. Owners who wish to provide protection for their dogs or small children are not provided with any options other than decorative or invisible fence. In an effort to provide fair and equitable options for fencing in our community the following variances will be approved when submitted in accordance with the community architectural reviews committee procedures. The following information does not replace the standing regulations in the Covenants but does allow all owners another option for fences when installed per the following specification and still maintain continuity in the community.

Fencing Variances Allowed:

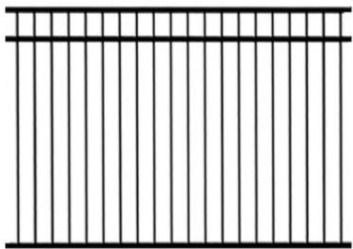
1. All fence will be wrought iron or aluminum wrought iron type. No other type of fence is allowed other than fence specifically stated in the Covenants.
2. Fence will be metal with powder coating finish preferred.
3. Fence will be black. No other ornaments of any color are allowed.
4. No ornaments will be allowed other than the standard tops and caps on metal fencing
5. Fence will be a minimum of 48” and maximum of 60” tall measured from the ground with a maximum of 2” between the fence and the ground. No other heights will be considered.
6. Pickets will be spaced so a 4” sphere cannot pass between the pickets.



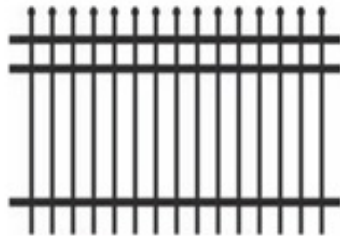
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7. Pickets shall not be spaced less than 3.5". The fence in the community must not appear to block the view behind the fence.
8. Pickets will be square in shape. Round pickets or pickets of any other shape will not be allowed.
9. Fence top profile.

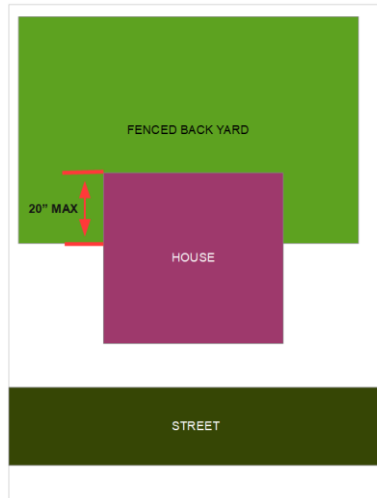
Fence may be finished with a smooth top rail like this:



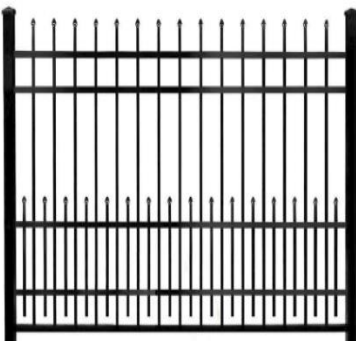
Or without finished top rail like this:



10. The fence may not be located closer to the street - than 20' from the rear corner - of the house. See attached illustration.



11. Puppy bars are allowed provided the fence meets all the specifications in this document. See example below.



12. Any requests for fence must be requested in writing to the Architectural Review Committee prior to commencement of installation. No exceptions.
13. A fence spec along with a plan view must be submitted with the request.



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- 14. All fence must be kept in proper repair and painted as necessary to maintain like new appearance at all times.
- 15. All fence must be connected to the house. For instance, a fence may not be used for a dog run or play area that is not connected to the house.
- 16. Fence profile will be more or less perpendicular and straight with the ground.

This:



Not This:



Not This:

