

Cottages at Sycamore Ridge Homeowners Association

(Lots 1-5) Rear Fence Policy and Guidelines

The following is intended to be a guideline for the approved location and installation of fencing on the NORTH side of the street at the Cottages at Sycamore Ridge. Please adhere to the following guideline:

All fences must be approved prior to any work starting on any fence in the community that is installed by a unit owner or owner contractor.

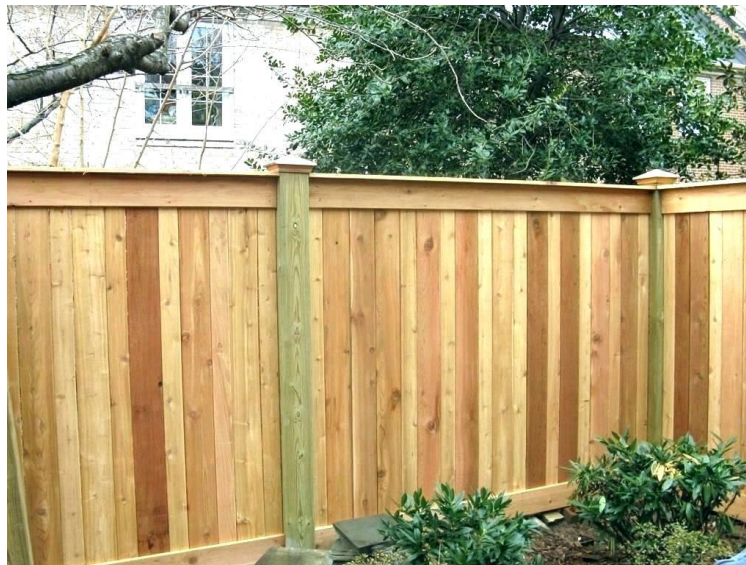
Instructions for Approval:

1. Complete architectural change request "ARC" document and return to the Cottages at Sycamore Ridge HOA manger prior to installation in accordance with the instructions on the document

Type Guideline:

1. Wood Fencing Only

- a. 6 Ft. height only
- b. Solid Privacy Fence with flat top
- c. **Must** be painted white in color: *Sherwin Williams "Pure White" SW7005* (No other colors will be approved)
- d. REQUIRED - Gate to be 60" in width and located only on garage side of home/Street facing
- e. Fence must be raised 3 inches off ground to allow drainage to remain unaffected
- f. Sample of approved wood fence below (example is not painted):



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Rear Fence Policy and Guidelines (Cont.)

Installation Placement Requirements:

1. Fence shall not extend past property line
2. It is the responsibility of all homeowners to locate utilities before digging. Homeowners must call Tennessee One-Call and any utilities not a part of Tennessee One-Call's system.
3. No posts shall be set in drainage ditch and no fencing shall interfere with drainage
4. Front posts of the fence must be set at 73' measured from the curb of street
5. Rear posts to be set 50' from the front post.
6. Gates to be 60" in width and must be placed on garage side of home facing the street. Homeowner may also, but is not required to, install gate on rear fence line.
7. All adjoining lots must share side fence line. Details below.

Shared Side Fence Line:

1. It is the responsibility of the homeowners to coordinate construction of shared side fences. The HOA or its management company are not responsible for any maintenance, damages, or disputes that may arise from such. Shared costs, issues, and or disputes are to be resolved solely by the homeowners themselves or their private legal counsel.