

Fence Guidelines

This guideline establishes the standard for fence construction, materials, and maintenance.

Minimum Standards

- Fences shall be the Wyngate design (Alternating Board). Examples of fence designs are at the end of this document
- Wooden Latticework is allowed on the top one foot of the fence
- Pointed fence posts tops are prohibited
- Fences shall be 5 to 6 feet in height
- Fences must be constructed in a natural hued pressure treated wood
- Finished side of fence must face the exterior of the property
- Gate hardware must be black hardware
- With the exception of sectional privacy fences, Fences must extend to the back of the property line
- For End unit homes, Fences can extend no farther than 28-29 feet from the front of the home.
- Fences shall be constructed against the property line or, with the permission of the adjacent owner, straddling the property line
- The property corner locations shall be established by the original iron markers and survey caps. If these have been disturbed or removed the location of the property corners shall be established by a land surveyor licensed in the state of MD.

Privacy Fences

- A privacy fence is a portion of fence (commonly found between two adjoining units) consisting of one section of six to eight feet in length and conforming to standards.

Construction Items

- The unit owner is responsible for ensuring the fence installer abides by the terms and conditions of the approvals, does not damage any common elements, or homeowner property.
- The unit owner is responsible for addressing any and all damage caused by, or on behalf of the construction.

Maintenance and Upkeep

- Unit owners are required to maintain the fence
- Fenced in yards are required to be maintained and have a neat appearance as described in Section 2.11 – Neat Appearance of the Landings at River Oaks Covenants.

Stains

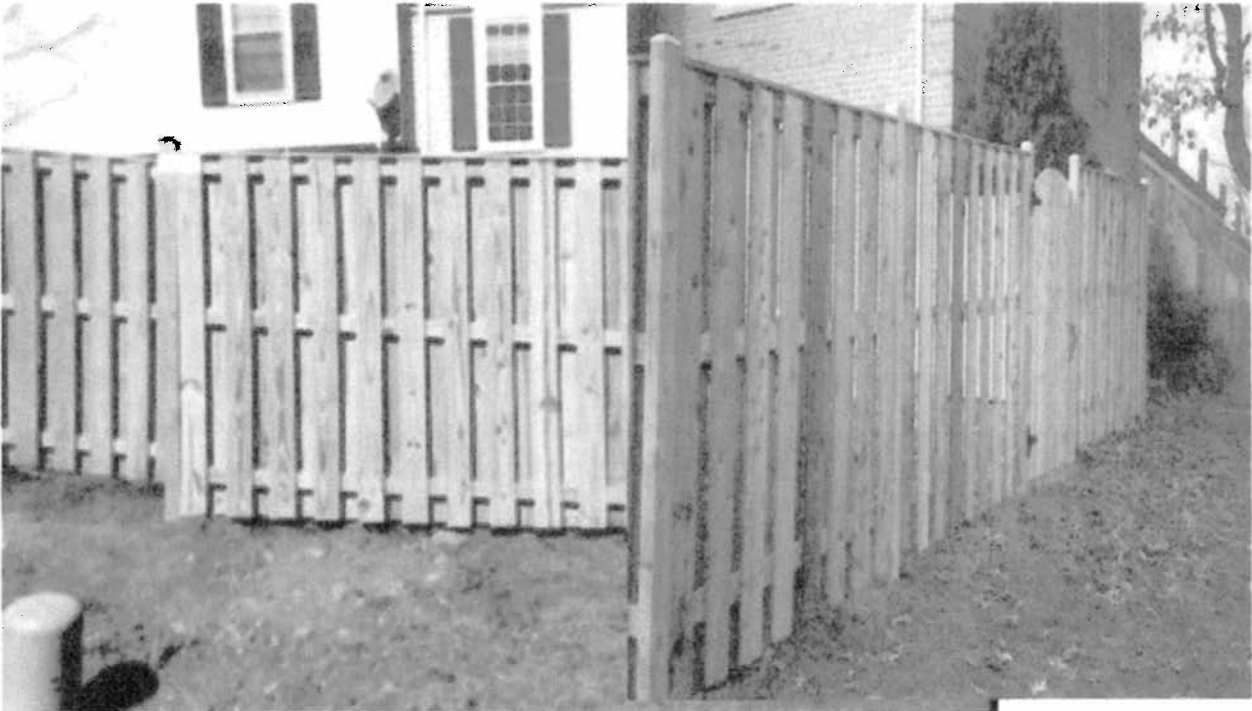
- The ARC has pre-approved several neutral shades of stain. A Change Request is not required for stain if a homeowner elects to use a pre-approved stain.
- Transparent (Clear-coat) stain is considered to be pre-approved and does not require a Change Request
- Semi-transparent Cedar variations are pre-approved. (examples below)
- No solid color stains are allowed
- Any other stains must be submitted to, and approved by the ARC.

Examples of pre- approved Semi-transparent Cedar variations:

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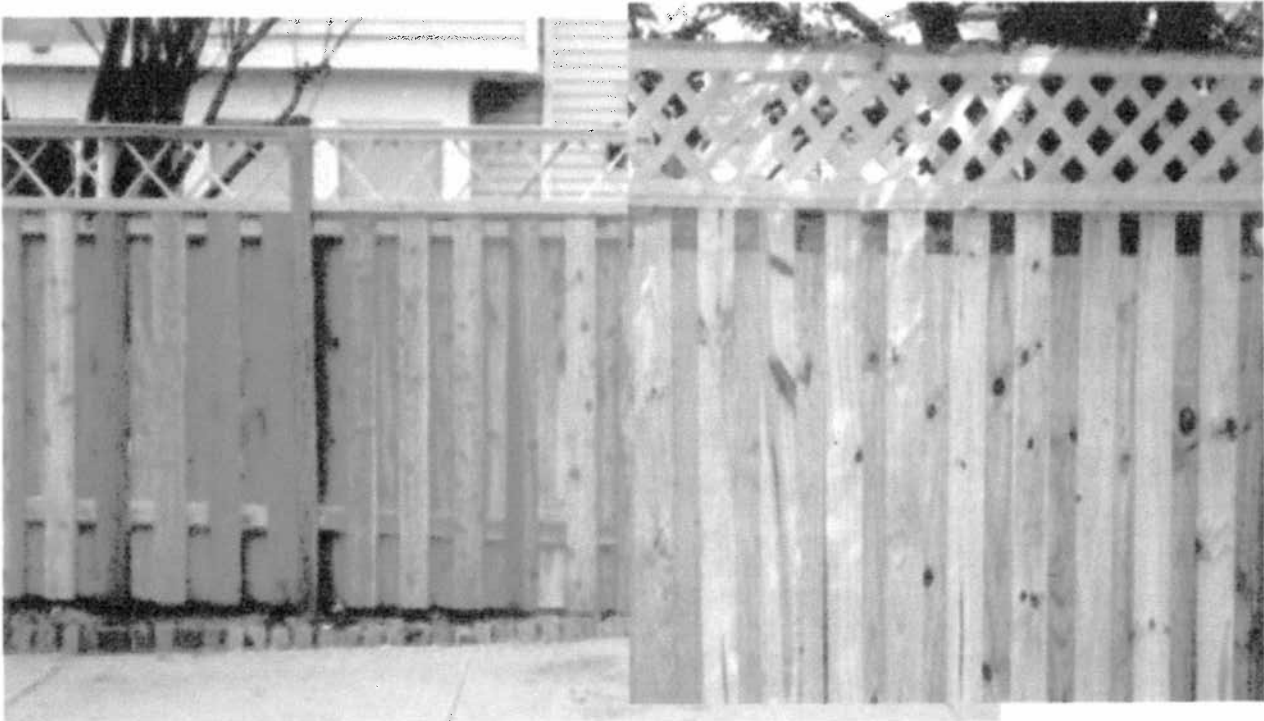
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Fence Guidelines



Wyngate with Capboard

Wyngate



Wyngate with Crisscross Top

Wyngate with 1-Inch Lattice