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DATE: Redistributed 2/15/03 (originally distributed in 2/15/96)  
TO: Residents/Owners of Homes in Shepherds Pond Subdivision  
FROM: Shepherds Pond Architectural Control Committee  
Memorandum of Clarification on Privacy Fences

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General Requirements:

1. Only privacy fencing of rear yards will be approved
2. Design of privacy fencing is limited to:
  - a. Solid wall fence design or
  - b. Shadow box design
  - c. Up to six feet (6') in vertical height
3. Fencing must not extend toward the street beyond the rear corners of the residence
4. Posts of fence must be anchored in concrete
5. Posts must be 4 x 4 stock
6. Purlins must be 2 x 4 stock
7. Fencing must be of either pressure treated wood or cedar
  - a. Pressure treated fencing:
    - i. Fencing must be allowed to age for a minimum of six (6) months to allow drying of chemicals and then will be stained in Behr Premium Waterproofing Stain & Sealer color match to Semi-Transparent ST533 or Solid SC533 Natural Tone, Semi-Transparent ST117 or Solid SC117 Russet, Semi-Transparent ST131 or Solid SC131 Pewter (update 4/28/21)
    - ii. Pressure treated fencing exceeding four (4) feet in height must employ three (3) horizontal purlins to minimize cupping and warping
  - b. Cedar fencing:
    - i. Posts must be pressure treated stock.
    - ii. No paint or staining is required; however, if staining is desired, all sides must be stained with Behr Premium Waterproofing Stain & Sealer color match to Semi-Transparent ST533 or Solid SC533 Natural Tone, Semi-Transparent ST117 or Solid SC117 Russet, Semi-Transparent ST131 or Solid SC131 Pewter (update 4/28/21)
8. Each proposed installation must be approved in writing

NOTE: Architectural Control Committee (ACC) requests for changes in design, materials or installation must be made in writing to the homeowner prior to final approval. It is strongly suggested that homeowners employ professional installers normally engaged in the commercial fencing installation business. If a homeowner insists on performing the installation personally, this fact must be stated in the original design/installation request package.

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### Application Process:

The process of securing approval for a fencing project involves three groups:

- Homeowners:
    - Complete the application and provide the construction details to the ACC
  - Fence Builders:
    - Develop and document construction details per the requirements above
    - **Provide a representative drawing of the fence design and any areas to be constructed ie. house, fence and property line layouts**
    - List proposed hardware to be used to secure each component of the fence to other components (ie: galvanized nails, screws, etc.)
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  - Architectural Committee:
    - Site will be inspected by members of the ACC as part of the approval process.
    - Any ACC requests for changes in design, materials or installation must be made in writing to the homeowner to final approval
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### Application by homeowner must include:

1. Application form
  2. Site plan showing location of all segments of fence, gates, etc.
  3. Construction details including:
    - a. Method of stabilizing posts in the ground (must be anchored in the ground in concrete)
    - b. Size, material specification and design of posts, horizontal purlins (braces) and pickets
    - c. Representative drawing of fence design and any gates to be constructed.
    - d. Listing of proposed hardware to be used to secure each component of the fence to other components (galvanized nails, screws, etc.)
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### Approval:

The ACC will inspect and approve the finished installation. If there are deficiencies found, in the sole opinion of the ACC, the homeowner will be advised to make repairs or alterations at his/her expense. Such repairs or alterations must be made in a timely and complete manner.

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