

TIMBER CREEK HOA “Fencing Guidelines”

(Revised 4/12/14)

PERIMETER FENCES

1. No closed/solid lot perimeter fences will be allowed.

PRIVACY SCREENS

1. The Architectural Review Committee must approve all privacy screens prior to their construction. Owners may make use of plants and shrubs rather than fences for privacy screening.
2. No closed/solid fencing shall be allowed.
3. “Privacy Screens” shall be allowed in living areas such as patios and decks.
 - a. Privacy Screens shall be limited to 25’ per property line, side and/or rear.
 - b. Five (5) foot height measured from the existing grade level with no fill permitted.
 - c. In the case of a direction change, such as side yard meeting a rear yard, an additional 15’ will be allowed.
 - d. Shall not block neighbors views of open spaces.
 - e. All Privacy Screens shall be perpendicular (at right angles) to the street.
 - f. Shall be of the same design constructed of louver, clear or natural cedar only, no block materials shall be allowed.
 - g. Privacy Screens finishes: Shall be stained/sealed natural or cedar-tone.
5. If the Privacy Screen is attached to the home it will be considered a “Service Yard”.

SERVICE YARD

(Refer to CC & R’s 3.13.1)

1. Service Yards may be fenced to shield from view items such as propane tanks, trash cans, storage, pets.
2. Shall be located in the building envelope and attached to the home.
3. Shall be five (5) feet in height or less. Items in the Service Yard shall not exceed 5’ in height.
4. Service Yards shall be the same design constructed of louver, clear or natural cedar only, no blocks or wire fencing shall be allowed.
5. Shall be stained or painted to match the home.

6. A maximum of 150 square feet in the Service Yard is permitted.

VARIANCES

In special instances the Architectural Review Committee may grant a variance of these restrictions, for example, with regard to, but not limited to, lots on the boundary of the subdivision.

NOTE:

In the event any Owner builds an Improvement without Architectural Review Committee approval or cuts trees without the approval of the Architectural Committee, a fine of up to \$2,500 may be imposed.