

Timber Creek Homeowners Association Fencing Guidelines

Development Concept for Timber Creek

Nestled among towering ponderosa pines and scattered juniper, the Timber Creek neighborhood is defined by inspiring mountains and the bubbling waters of Whychus Creek. Homes are of Craftsman or Timber Frame style construction. Colors are muted. Views are protected. **Minimal fencing is of common design and limited to privacy screening and utility service yards.** Areas outside each lot's building envelope are considered open space. On-street parking is discouraged. Deer wander at will. Pets are restrained.

The building or modification of any fencing is an improvement which requires prior approval by the Architectural Review Committee.

PERIMETER FENCES

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

PRIVACY SCREENS

1. "Privacy Screens" are sections of fencing used to screen areas such as patios and decks. Owners may make use of plants and shrubs rather than fences for privacy screening.
2. Privacy Screens shall be limited to 25' per property line, side and/or rear. In the case of a direction change, such as side yard meeting a rear yard, an additional 15' will be allowed.
 - a. Privacy Screens shall be five (5) feet high measured from the existing grade level with no fill permitted.
 - b. Privacy Screens shall not block neighbors' views of open spaces.
 - c. All Privacy Screens shall be perpendicular (at right angles) to the street.
 - d. Privacy Screens shall be louvered constructed of clear or natural cedar only. No block materials or wire fencing shall be allowed.
 - e. Privacy Screens shall be finished with cedar-tone or natural stain.
3. If the Privacy Screen abuts the home it will be considered a "Service Yard".

SERVICE YARD (Refer to CC & R's 3.13.1)

1. Service Yards are fenced enclosures to shield from view items such as propane tanks, trash cans, storage, or pets.
2. Service Yards shall abut the side of the home, with a 6' minimum set-back from the front of the home. Service Yard fencing may not extend beyond the back of the home.

3. Service Yard fencing shall be five (5) feet high or less, measured from the existing grade level with no fill permitted. Items in the Service Yard shall not exceed the height of the fencing.
4. Service Yard fencing shall be louvered constructed of clear or natural cedar. As an alternative, the Service Yard may be solid constructed of the same materials as the exterior siding of the home. No blocks or wire fencing shall be allowed.
5. Service Yard fencing shall be stained or painted to match the home.
6. A maximum of 150 square feet in the Service Yard is permitted.
7. Service Yards used to screen propane tanks must meet Fire Marshall requirements.

FENCING FOR DOGS

A Service Yard may be used as a pet enclosure.

Temporary metal or plastic fencing, no more than three feet high, may enclose a space of up to 150 square feet, provided at least 50% of such fencing is on a back patio, porch or deck and not viewable from the front of the lot or the street.

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. Requests for a variance must be made in writing.

Fencing Guidelines

Adopted: 1/17/2007

Revised: 4/12/2014

Revised: 1/17/2015

Revised: 9/27/16

Revised: 9/22/19