

Architectural and Appearance Control Bulletin

Princeton Manor Subdivision

Document control number: 1201 REV 2014-10

Topic/ Feature: Fences

Declaration of Covenants, Conditions and Restriction for Princeton Manor Subdivision Reference:

Article VIII, Section 1, 3 & 6.

Section 3 (ii) cites: "conformity and harmony of external design, color, type and appearance of external surfaces"

background: Prior to the formation of the HOA Architectural committee, 9 of 11 households that had already installed a fence had the black metal vertical slat fence installed. One wood animal containment fence is not visible from the street. The typical black metal fence was approximately 4' tall, with ½" square vertical slats spaced approximately 3" to 3 ½" apart. The widespread use of the black metal fence became the default standard and is consistent with section 3(ii).

standard: The standard fence shall be black Aluminum or steel with vertical slats approximately ½" square spaced 3" to 3 ½" apart and with panel heights from 3 to 4' tall. Fence Location is limited to side and back yards. There shall be two horizontal supports at the top portion of the fence and one horizontal at the bottom. "Puppy Pickets" (Vertical rail spacing closer than specified above) are allowed on the lower 18" portion of the fence. Several fence styles are shown below.

There shall be no full board "Stockade" or "Privacy Fence" or chain link fences of any kind. There shall be no wire fabric fencing on steel or wooden support structure. All of following are prohibited: Picket, Dog ear, Rail, Split rail, Two rail, Three-rail, four-rail, Pyramid-style, Cross buck, Semi-privacy, Lattice, Shadow box, whether made of wood or vinyl.



*Non-conforming structures, fences or any other features that are in place prior to the formation of the HOA Architectural committee (Jan 1, 2012) or prior to the approval of the new standard are acceptable until the subject needs to be repaired. Repairs – If the cost of repairs is equal to or is greater than 50% of replacing the entire non-conforming structure (which is the lower of either the materials cost or the total project cost), then the replacement of the non-conforming structure must comply with this standard. *All non-conforming structure repairs must be reviewed and approved by the ACC prior to starting any work.

approvals: Date: April-5-12

Revisions: Date: Oct 15, 2014

Chairperson: Jack Ritter

Chairperson: Joe Pechinak

Member: Rodney Hudson

Member: Owen Christofferson

Member: Bill Leppek

Member: Bill Leppek