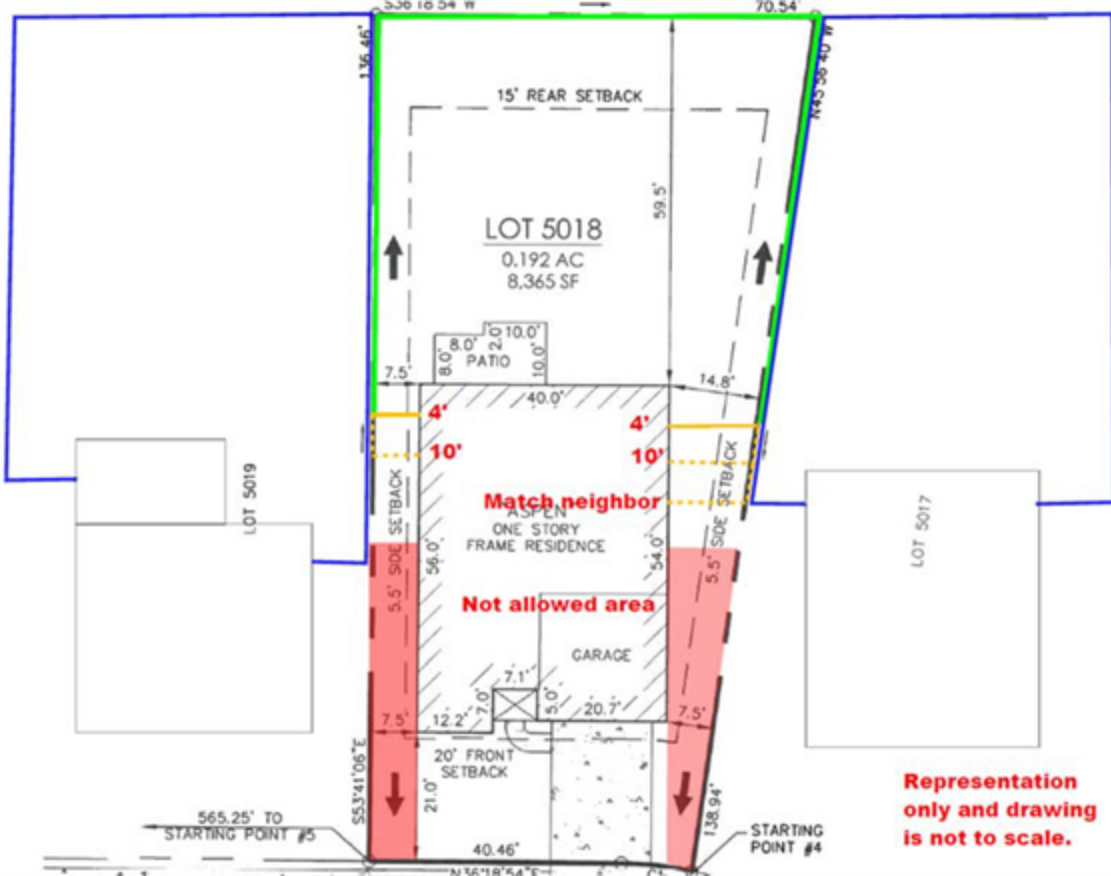


Northshore

FENCE GUIDELINES

1. Before installation a fence layout plan must be submitted to the Architectural Review Board for approval.
2. Prior to installing fence, locate underground utilities, and property corner pins to ensure fence is installed on your property. No fences shall be constructed in the right of way.
3. Be aware of any drainage and utility easement across your yard. You cannot deny access to utility companies and your fence must not impede the drainage across your lot.
4. Fences shall be of high quality and made of wood or black aluminum.
5. Privacy fences shall not be taller than six feet six inches (6'-6") and finished side of the fence must face the street or exterior of the property.
6. The finished (good side) of the fence shall face the outside of your property, visible to neighbors and any roadway.
7. Side yard fence on a corner lot shall not exceed the building setback line.
8. Front fences should not be more than 4' from back corner of home. Fence can be adjusted for windows and AC units, but fences facing the road should not typically be more than 10' of back corner of home.
9. When the adjacent home's fence is closer to the front of the home than the allowed distance for the applicant's home. The ARB can grant an exception to allow installation of the fence at the same depth as adjacent fence in the spirit of uniformity, but it can't be closer than 50' from the front property line.
10. All fence posts shall be secured below ground level with appropriate concrete footing.
11. Wood fences should be stained solid with Olympic Brand colors with a choice of Gibraltar Gray, Heritage Gray, Mullion Gray, Monterey Gray, Cape Cod Gray, Stonehedge, Flint, Powder Mill, Ocean Mist, Aqua Smoke, and Taupe. ARB will consider alternative brands and similar colors submitted for approval. No shades of reds or bright color will be allowed.
12. Privacy fences for lake lots are discouraged and will be approved on a case-by-case basis. If approved, privacy lake fences must be tapered down to 4 feet at least 8 feet from back property line. 4-foot section of fence shall have pickets and not be solid.
13. No double fencing along same property line.
14. Chain-link fence is not allowed.



STORAGE BUILDING/SHED GUIDELINES

1. Before installation a layout plan must be submitted to the Architectural Review Board.
2. Storage building must comply with all local codes and zoning ordinances.
3. Locate all property corners before installation.
4. Verify building is clear of any easement locations on your lot.
5. Storage building may not exceed 150 square feet of floor space.
6. Storage building must be screened from view by fencing and/or landscaping.
7. Sheds cannot impede the natural flow of water from swales installed on the lot and/or across the rear.
8. All material to be used must be same or similar to the material used on your home.
9. Roof must have a 6:12 pitch minimum and color must match existing home.
10. Trim must be painted to match existing home.