

# Vintage Community Homeowner Fencing Plan and Details.

## Fence Rules and Regulations Approved 2017 updated 11-20-2023

These fence guidelines are the Vintage Community Homeowner Fencing Plan and Details. The fence guidelines and fencing plans have been prepared by the Architectural Control Committee of Vantage. Architectural Control Committee reserves the right to add or modify these Architectural Guidelines at its discretion. Please check with BHMD to be certain that you have the latest version of the fence plans and details, before filling out and submitting your Architectural Design Application for review, with fees.

- A. Fences and/or walls constructed or owned by the Developer, builder, or the District along any District tract, or abutting to lot property lines, or any street, or greenbelts shall not be removed, replaced, painted, stained a different color or altered in any way. No advertising or any signs of any kind is to be attached to a district fence or wall. Gates are not allowed in any District fence.

If any such fences and/or walls owned by the Developer, builder or the District which are located on a homeowner's easement or lot, a homeowner shall be held responsible to pay for any damages, any repairs and removal of an unauthorized gate

- B. Homeowner fencing or any Dog runs are approved District fencing only. ACC approval is required on all fencing, and or dog runs, see Exhibit A for fence plan, or fence types.
- C. ACC approval of the location of the fence is required prior to installing the fence. All homeowners will have a fence yard, wing fences and side lot fences will be required. Cost sharing of fence on joining homeowner lots is customary. Homeowner will provide a professional or legible sketch/plan, showing the home, the property lines, gate locations and any variation in height. The standard homeowner backyard/side lot fence is 5-foot type 2 fence. When connecting 5-foot Type 2 fence to 3 rail fences, make sure to angle fence down the last 5 to 8 feet to the 3-rail fence level.  
Keep in mind trees should be planted at least 5 feet from all fences or property lines. Shrubs should be planted at least 3 feet from all fences or property lines. Keeping trees and shrubs away from the fence helps with maintenance and lot drainage. 6-foot fence is not allowed for residential side/back lot fencing. Some 6-foot District fencing was required on District perimeter fencing.
- D. Homeowner Side lot fence and rear lot fence is to be located behind your property line, unless agreed upon location with neighbor. This fence was not previously installed by the developer. All homeowner fence must be constructed and stain exactly in accordance with the specification show in the Vintage Community Homeowner Fencing Plan and Details. Also see BHMD Vintage community guidelines for fence placement. It is customary to share cost of fence with adjoining lot owners, as this fence benefits both lots.

### 6-foot fence Type 3 fence is not allowed for residential side/back lot fencing.

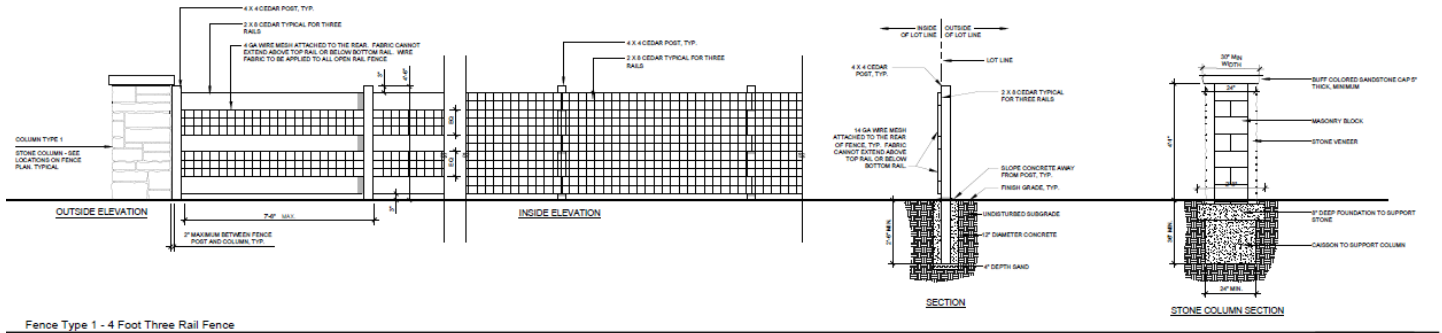
- E. Fence setbacks are a minimum of 8 feet from the front of the house. Corner lot side fencing shall be a setback of minimum 4 feet from the sidewalk, keeping out of the town ROW or normally a gas easement. This area should be included on your landscape plan of rocks, and along with smaller shrubs if desired by homeowner. Shrubs should interfere with pedestrian traffic. A well maintain buffer between the streetscape and the private fencing is required, remember to control weeds in this area.
- F. Lot Drainage is especially important. When choosing fence locations and constructing your fence, it is important to remember that certified drainage patterns exist in your lot. The homeowner must maintain the lot drainage. Homeowner must make sure the fence does not interfere with drainage patterns. Be sure to provide a space of 2 to 4 inches between the bottom of the fence and the ground elevation so it is not to block these drainage patterns. Keep in mind when landscaping lot to keep this clearance of 2 to 4 inches from the bottom of the fence.
- G. Maintenance and staining of homeowner fencing is required. All fencing must be stained, inside of the yard and exterior of fence. Normally after about 10 years of the site completion, the homeowner will stain the inside of the fence due to growth of trees and shrubs. Regular physical maintenance of fencing is required. Depending on location of fence, weather and irrigation fence should be stained about every 3 or 4 years.
- H. **All homeowner fences must be stained, the approved fence stain is Sherman 3024 River Birch.**

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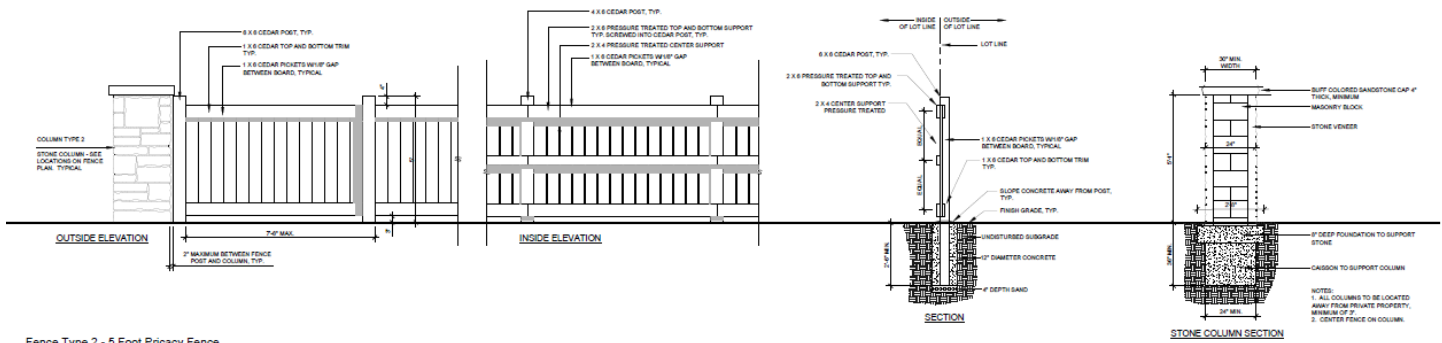
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## Exhibit A

Type 1 fencing is normally used for dog runs



Fence Type 1 - 4 Foot Three Rail Fence



Fence Type 2 - 5 Foot Privacy Fence

Type 2 fencing is normally for homeowner's side lot fencing and rear lot fencing.

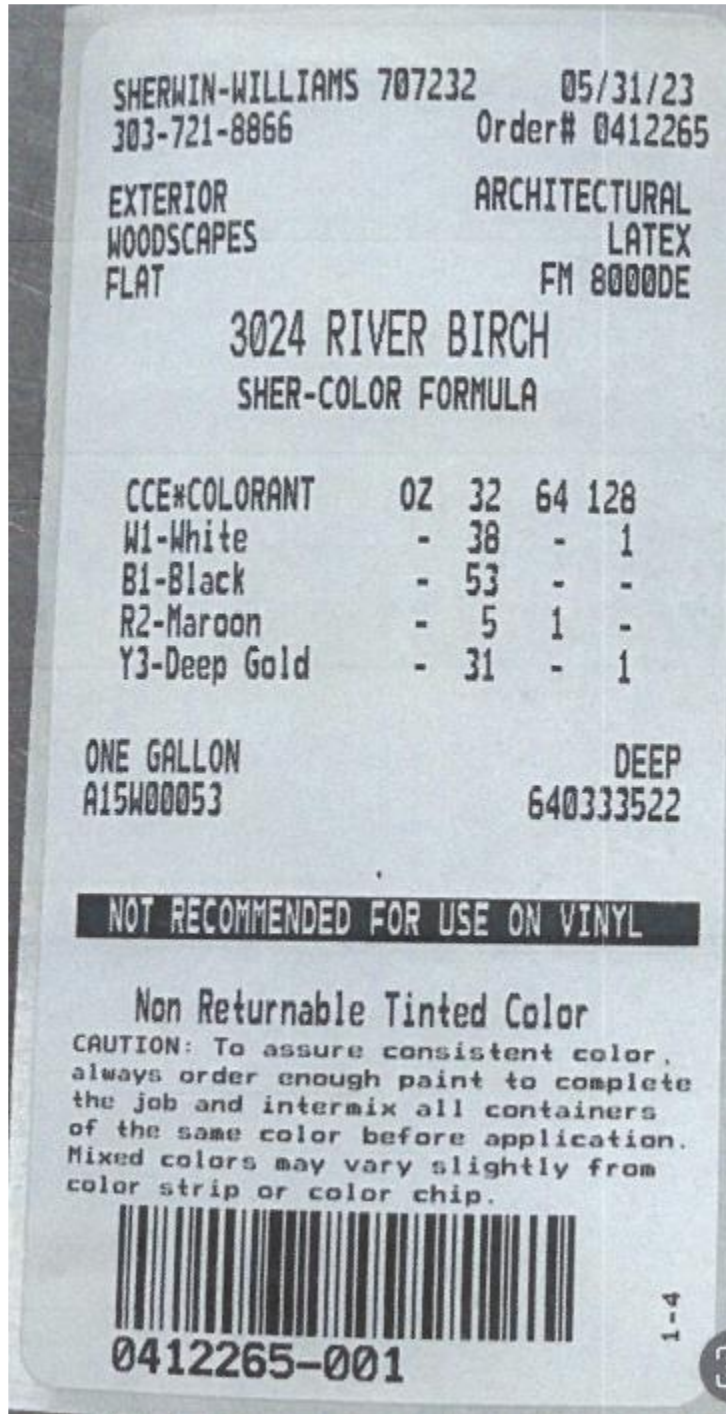
### Things to remember before installing a fence:

- Homeowner fencing or dog runs are approved District fencing only. ACC approval of the location is required.
- ACC approval is required on all fencing, and or dog runs, see Exhibit A for fence plan, or fence types.
- Homeowner must make sure the fence does not interfere with drainage patterns.
- Be sure to provide a space of 2 to 4 inches inside the bottom of the fence and the ground elevation.
- The standard homeowner backyard/side lot fence is the 5-foot type 2 fence. (No Type 3 six-foot fencing)
- When connecting 5-foot Type 2 fence to 3 rail fences, make sure to angle fence down the last 5 to 8 feet to the 3-rail fence level.
- 6-foot fence is not allowed for residential side/back lot fencing.
- Homeowner side lot fence and rear lot fence is to be located behind your property line, unless agreed upon location with neighbor.
- It is customary to share cost of fence with adjoining lot owners, as this fence benefits both lots.
- Fence setbacks are a minimum of 8 feet from the front of the house.
- Corner lot side fencing shall be a setback of minimum 4 feet from the sidewalk,
- Installation of fence where required is mandatory such as wing fences and side lot fencing. Maintenance and staining of homeowner fencing is required.
- Depending on location of fence, weather and irrigation, fence should be stained about every 3 or 4 years.
- Do not remove any District fence or drive across district property.
- All homeowner fences must be stained, the approved fence stain is Sherman 3024 River Birch**

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The approved fence stain at BHMD - Vantage is Sherman 3024 River Birch.



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## Vantage Master Fence Plan 11-8-2016

To see whole Vantage Master Fencing plan go to the web site.

