

Mariana Butte 14th

Deer Meadows Architectural Control Committee

Fencing Guidelines Subject to Review

- Any fencing not defined in these guidelines must be approved in writing by the Deer Meadows Metro District Architectural Control Committee prior to installation
- Fencing of any type is prohibited in the front yard of any lot. Any approved or allowed side yard fencing shall not extend beyond the front of the home
- No architectural screen fencing shall be allowed along lot lines. Any other request for the use of screen fencing must be approved in writing by the Deer Meadows Metro District Architectural Control Committee
- Approved fencing shall consist of split rail rough sawn cedar material only. The fencing will be stained with a natural color stain and maintained by the Homeowner.
- Posts must be 8' +/- on center, and must be 6" x 6" in diameter with beveled top
- Top, middle and bottom rails must be 2" x 6" in diameter
- Rail fence must be a minimum of 3' 6" high to the beveled post top and not to exceed 4'
- Only one rail fence per side yard lot line is allowed (no double fencing)
- Neighboring properties are allowed to tie into existing adjoining fencing provided the existing adjoining fencing is on the adjoining property line
- Homeowners may install 2" x 4" welded wire dog guard on the home side of the fence
- Approved fencing installed by the homeowner or builder shall be permitted as side yard lot line fences but may not extend into the rear 15' landscape easements of Blocks 3,5,7, and Block 2 Lots 17-18
- Approved fencing installed by the homeowner or builder shall be permitted along the rear lot lines with the following exception: No fencing shall be installed on the rear property line or within the rear 15' landscape easement for Blocks 3,5,7 and Block 2 Lots 17-18
- Homeowner or builder is responsible for all utility locates prior to construction at the homeowner or builders expense. Any damage caused by the homeowner or builder to any underground facilities shall be the sole responsibility of the homeowner or builder to repair and restore said damage

Attachments – Approved Fence Illustrations