20. Gates and Fences

Gates may be removed and replaced as determined necessary by the Association. Gate replacements to be approved by the Architectural Committee. Owners may work with HOA contractor to remove and replace gates from a pre-approved selection of gates. Owners may request to remove and replace existing gates with custom gates; however, all custom gates require prior Architectural approval.

In general, fences will not be permitted across the back property, and may not be installed past the existing privacy walls to the rear property line. A request for fencing on the property will be reviewed on a case-by-case basis.

The exception to the rule regarding golf course or lake side fencing is when the fence, which may not exceed ~~30"~~ **36"** in height is incorporated into a pool design.

Fences must be metal or stucco. No plastic, nor mesh fencing is permitted. Fence design, style, materials, dimensions, and use will be approved on a case-by-case basis.

Patio Mounted Fencing – Fencing, not to exceed 30" in height may be permanently mounted to patio hardscape.

a) Temporary Fencing may be erected only for the time that the owner is in residence; fence must follow the contour of the hardscape; fence must be removed when unit is unoccupied for a period of 5 days or more.

Construction Fencing – Construction fencing must be installed where requested by the Architectural Committee; fencing must comply with pertinent OSHA standards.
Page 16 Architectural Guidelines Article 21/Gates & Fences

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32. Site Walls

Walls: Walls between lots, in general, shall not exceed six (6) feet in height, and step down consistent with project guidelines. Walls shall occur inside the property lines. Walls shall be finished on golf course end with step
configuration and end in a pilaster or as currently exist. Walls shall match the existing walls on adjacent structures. Walls cannot extend from the existing wall structure or be extended to the property line on the golf course side of the lot. Approved wall materials shall be cinder block construction with stucco painted finish. Stucco walls parallel to the golf course and rear property line must be painted the existing color of the residence. The minimum thickness of walls shall be eight (8) inches. Vinyl clad cyclone, and or open grid metal fencing will not be permitted. The walls provided by the original builder may not be increased in height or extended in length. Any variance

must be submitted to the Architectural Committee.

All walls or raised pool bond beams adjacent to the rear property line facing the golf course are required to have a minimum of an 18" separation from the backside of the wall to any turf and spray irrigation lines. Owner is responsible for eliminating damage that may be caused from Association's landscape maintenance and irrigation systems.

Retaining Walls: Acceptable materials for retaining walls are masonry block. Drainage and weep holes must be provided for all retaining walls. Seat walls are permitted up to ~~30"~~ **36"** inches adjoining the privacy walls on either side of the property. Any raised planter bed structure along privacy walls must be limited to 18" and must have a drainage and moisture barrier installed. Owner shall be responsible for all subsequent water damage on privacy wall.

Page 19 Architectural Guidelines Article 32/Site Walls

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