

# **CHESTNUT MEADOWS ASSOCIATION, INC.**

## **FENCE RELOCATION AND ALTERATION GUIDELINES**

These guidelines are set up to assist Chestnut Meadows Homeowners to gain approval from the Architectural Control Committee (ACC) for altering an existing fence in Chestnut Meadows. In order to do so, homeowners must obtain prior written approval from the Architectural Control Committee of the Chestnut Meadows Association.

The following restrictions apply to existing fence alteration within Chestnut Meadows:

1. Every homeowner should review the closing documents for their home to verify any joint fence or shared fence agreements that may have been executed at closing with neighboring properties and ensure that they abide by any agreements.
2. It is suggested that each homeowner seeking permission to alter or rebuild a fence obtain a survey locating their lot lines and fence prior to construction. The survey should then be used in relocating the fence to help protect everyone involved from any potential litigation caused by fence alteration.
3. Homeowners wishing to alter an existing fence must obtain written approval from all neighbors bordering the fence in question. Each and every neighbor must have signed a consent, and have initialed a detailed drawing of the proposed fence replacement. The detailed drawings must have dimensions of the fence, including height, length, location of transitions, materials, picket type, stain or colorant (if applicable), etc. All original letters of consent, along with initialed drawings, must be forward to the Chestnut Meadows Association with the request for approval of the fence.
4. Approved fence stain colors are Behr stains #401 Cedartone, #501 Natural Cedar, #DP-330 Redwood and #DP-318 Sable, each in Semi-Transparent stains. Other brands of stain may be used so long as the color matches those listed above.
5. Any replacement fence will be of the same material as original fence, including picket type (dog ear, flattop, gothic), stain, etc.
6. Pickets will face the same direction as the originally installed fence.
7. At the locations where a 6' fence attaches to an 8' fence there will be an angled transition, as described in the Design Guidelines, on the fence belonging to the homeowner requesting the fence alteration. Transitions will not be allowed on neighboring lot lines unless permission is obtained in writing prior to construction.

An approval by the Architectural Control Committee in no way supersedes the restrictions or requirements of the City of Forney or any other governmental authority having jurisdiction over the property for approvals and permits.