

Fences. Fences in **NORTON RANCH** are to be constructed with a common and consistent design or plan for the entire community. In **NORTON RANCH** differing fence design will be allowed in order to maintain the open and inviting feel to the community. Please make sure you understand what fence designed is allowed on your lot before you start planning to construct a fence.

All fences are to be constructed of wood or Barrette-Veranda Linden Cypress Vinyl Privacy Fencing with the horizontal rails and bracing located on the inside of the fence with the “good side” of the fence facing the street, alley, Common Area or Park (collectively the “Public View”). If the fence separates two Lots, the constructing owner has the option of placing the horizontal rails and bracing outward if no part of that section of fence is in Public View. All fences (except vinyl fences) are to be stained or sealed to protect against decay using a consistent color scheme for the entire community. See Appendix A for the approved stain color.

All fence locations shall be approved by the ARC. Fencing is to be maintained by the individual lot owner(s) in accordance with the CC&Rs. **It is the homeowner’s responsibility to verify the location of the property line prior to fence installation.**

Fences may be erected along the property line in the side and rear of each yard. Front yard fences may not project in front of the exterior front wall plane of the home (i.e., no closer to the street than the front of the house).

Lot Specific Requirements:

- On alley access lots, rear yard fences shall not project into the ten foot (10’) rear utility easement.
- For homes located on a corner lot in Phase 1, 2, 2A, and Pond Lily Townhomes, the street side yard fence may be placed 1’ from the sidewalk. It cannot exceed 4’ in height.
- For homes located on a corner lot in Phase 3A, 3B, 3C, and 5, the street side yard fence may not project into the 10’ utility easement from the sidewalk. It cannot exceed 4’ in height.

Fencing that is not adjacent to a Common Area, designated Open Space, or Park, shall not exceed six (6) feet in height when measured from existing natural grade. For corner lots, side-yard fences on the street side shall not exceed four feet (4’) in height when measured from existing natural grade. See Appendix A for the approved “solid design” fence and “open design” fence plan.

Notwithstanding to the contrary, any fence that faces or is adjacent to a Common Area, designated Open Space, or Park shall not exceed four feet (4’) in height when measured from existing natural grade.

No chain-link, metal cloth, or agricultural fence may be built or maintained on any Lot; provided however, that chain-link fences may be installed for animal runs with the prior approval of the ARC.

A fence or privacy screen cannot be attached to a tree or used as a support. No gates will be allowed accessing common areas.