



**THE HOMESTEAD AT CARROLLTON, PHASE I
HOMEOWNERS' ASSOCIATION, INC.
(the "Association")**

ARCHITECTURAL STANDARDS BULLETIN 4.5-6: WOOD FENCE HEIGHT

WHEREAS, pursuant to Article Four, Section 4.5 of the Declaration of Covenants, Conditions and Restrictions for The Homestead at Carrollton, Phase I (the "Declaration"), the Architectural Control Committee (the "Committee") for the Association is authorized to publish and promulgate bulletins regarding architectural standards which shall be fair, reasonable and uniformly applied; and

WHEREAS, Section 3.11 of the Declaration provides, in pertinent part, that except for fences constructed by the Declarant and maintained by the Association, "no portion of any fence shall exceed six (6) feet in height"; and

WHEREAS, Page 18 of the Pattern Book provides that "fences shall have a decorative cap detail"; and

WHEREAS, the Committee has determined it is in the best interests of the community to promulgate an architectural standard governing the manner in which to measure the height of fences under Section 3.11 of the Declaration; and

WHEREAS, the Committee, with the unanimous consent of the Board of Directors of the Association (the "Board"), has approved the following standard regarding fences and how the six (6) foot height restriction is to be interpreted and applied;

NOW, THEREFORE, the Committee and the Board have adopted the following standard which will clarify Section 3.11 of the Declaration as it relates to the required height of fences:

*In measuring the height of a wood fence to determine if the fence complies with the six (6) foot height limitation, assume the actual fence pickets are six (6) foot in height (a standard size). A maximum size of 2x-6 inch (6 inches high) rot board and a maximum size 2x6-inch or 2x8-inch (2 inches high) fence cap may be added to create a final fence of six (6) feet and eight (8) inches in total height. This will also be true for wood fence height on retaining walls, except for the 2x6-inch rot board, which should not be necessary, making the total fence height six (6) foot and two (2) inches. Fences made of other materials, such as wrought iron or stone, should be six (6) feet.
NOTE: Retaining walls are for the purpose of bringing grade to level and must be approved by the ACC. A request for compliance by the City of Carrollton to insure drainage, foundation or other requirements are met may be required as well. Walls built with boards and posts to increase fence height are not in compliance. (See Architectural Standard Bulletins 4.5-1 and 4.5-7.)*

IT IS HEREBY RESOLVED that this Architectural Standards Bulletin is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

Date: _____

ARCHITECTURAL CONTROL COMMITTEE

HOA BOARD OF DIRECTORS CONCURRENCE
