

HUNTER'S CREEK COMMUNITY ASSOCIATION

EXHIBIT "A - 3"
SPECIFICATIONS
for
6' HIGH VINYL PRIVACY FENCE

ALL OWNERS MUST FOLLOW THESE SPECIFICATIONS WHEN INSTALLING VINYL PRIVACY FENCES

- STYLE:** 6' high; double extruded or infused virgin vinyl privacy fence.
- PICKETS:** 7/8" thick x 6" wide x 61 1/2" high; tongue and groove or glide locking pickets without gaps. Pre-fabricated fence panels are not allowed.
- TOP & BOTTOM HORIZONTAL RAILS:** (Two) 2" x 7" on 6' or 8' wide panels. The bottom rail must be installed not to exceed 3" from the ground.
- POSTS:** 5" x 5" x 9' spaced at a maximum of 8' on center. Posts must have a plain external cap with pyramid top. The gate hinge post must have a metal insert or stiffener support beam installed inside.
- GATE:** 3' or 4' or 5' wide; shall be the same specifications as the fence; with black ornamental hinge and latch.
- COLOR:** Tan.
- NOTES:**
1. Fence must be set back at least 3' from the front of the house. For residents living in Chartres Gardens Townhomes, the fence must be set back at least 3' from the face of the garage wall.
 2. Fence must be engineered to be level and straight. If necessary, the fence must follow the lay of the land.
 3. If the fence meets a brick wall, taper the fence at a ratio no greater than 1' drop in the vertical height to 3' in horizontal length so that the top of the fence is below the top of the brick wall. The fence cannot tie into the wall.
 4. Properties on the ponds and lakes are not to be fenced within twenty (20') feet of the rear property line along the ponds or lakes, subject to additional sight line investigations as determined by the ARC. Special provisions may be made by the Architectural Review Committee for pool fencing.
 5. Replacement of more than one fence section or replacement of a fence gate requires prior ARC approval.
 6. Fence must have a 90-degree return to meet the house.
 7. Installation of vinyl fence panels to replace existing fence sections only is not allowed. The entire fence line must be replaced.

Owner Signature