



## MEMORANDUM

**To :** Village 1 Filing 4, Builders and Homeowners

**From :** Three Springs Design Review Committee (DRC)

**Re :** Fencing

**Date :** June 21, 2018

In light of recent neighbor conflicts over the design of common fences, a variety in design and a variety in the level of execution (construction) of fences, the Three Springs Design Review Committee (DRC) has decided that lots in this filing will follow a pre-determined fencing program / options. While streamlining the DRC approval of fencing in this filing, this direction will provide builders the opportunity to offer a known product to a home buyer at a known price.

The fence types and their locations are :

**A. 3 Rail Cedar Estate Fence**

This fence exists on the rear property lines of those lots backing up to parks, trails, and open space; refer the V1F4 Site Plan. This fence may also be used for fences that face the street across the front of the home; refer to construction details and photographs.

**B. 6' Solid Screen Fence**

This fence shall be used along common property lines between homes; refer to construction details and photographs. This fence shall transition in height wherever this fence type intersects with the 3 Rail Cedar Estate Fence.

**C. 6' Screen Fence with top transparency**

This fence shall be installed on portions of the lot that face the street. In the case of corner lots, this includes the street on the front and side elevations.

The location of the fence shall be no closer than 10' from the front the face of the home (refer to Three Springs Design Guidelines, chapter...section...). The DRC may grant a waiver on the location allowing the fence to less than 10' from the front of the house so that it screens utility meter(s).

There are material options for the transparency requirement (2x2 pickets are the standard solution) but the DRC will consider lattice consistent with the design of the home.

The attached Village 1 Filing 4 Site Plan illustrates the affected lots and location of the fence types.

**Attachments :**

V1F4 Site Plan

Fence construction plans / details

3 Rail Cedar Estate Fence

6 ft Solid Screen Fence

6 ft Screen Fence with top transparency – 2 x 2 pickets

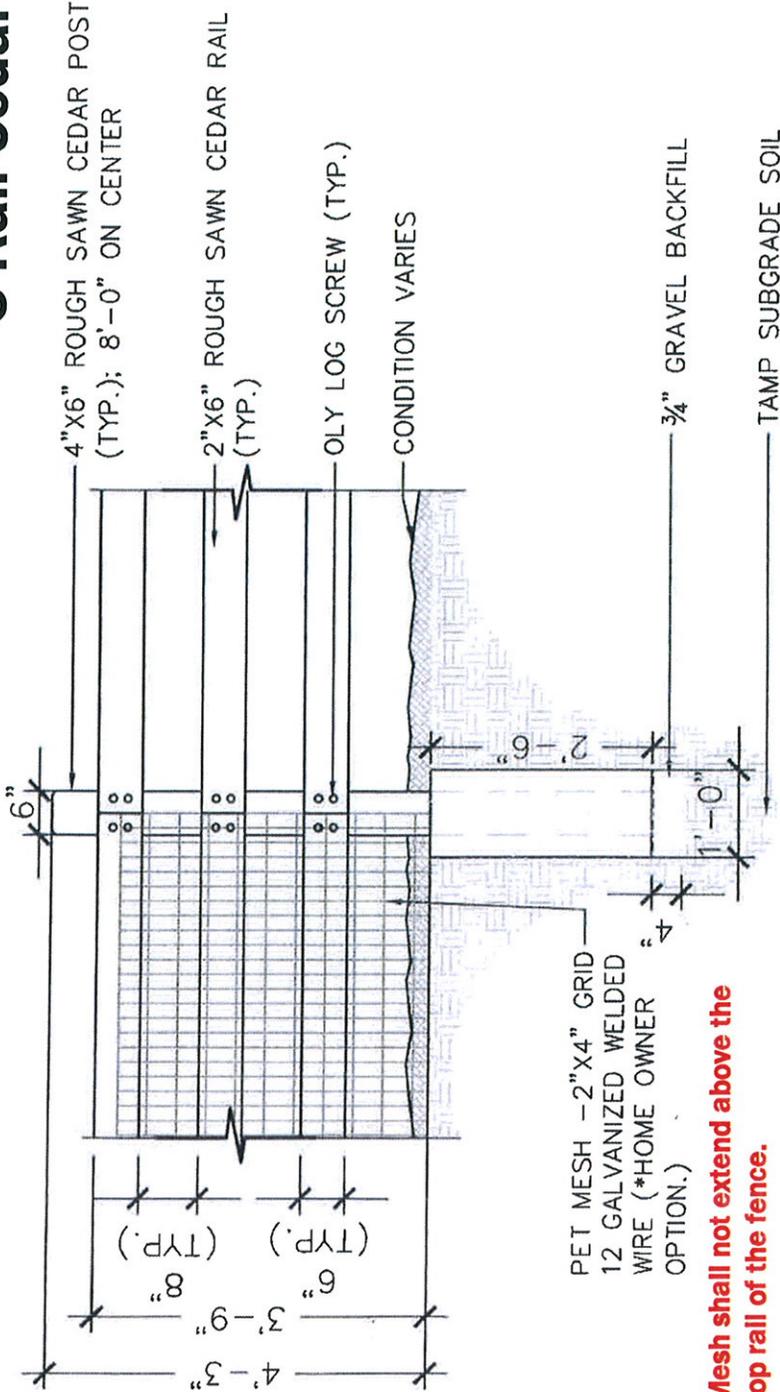
6 ft Screen Fence with top transparency – Lattice option

DRC Approved - July 5, 2018

Park and Open Space Perimeter Fencing T1, T3 & T4 Transects

# 3 Rail Cedar Estate Fence

June 21, 2018



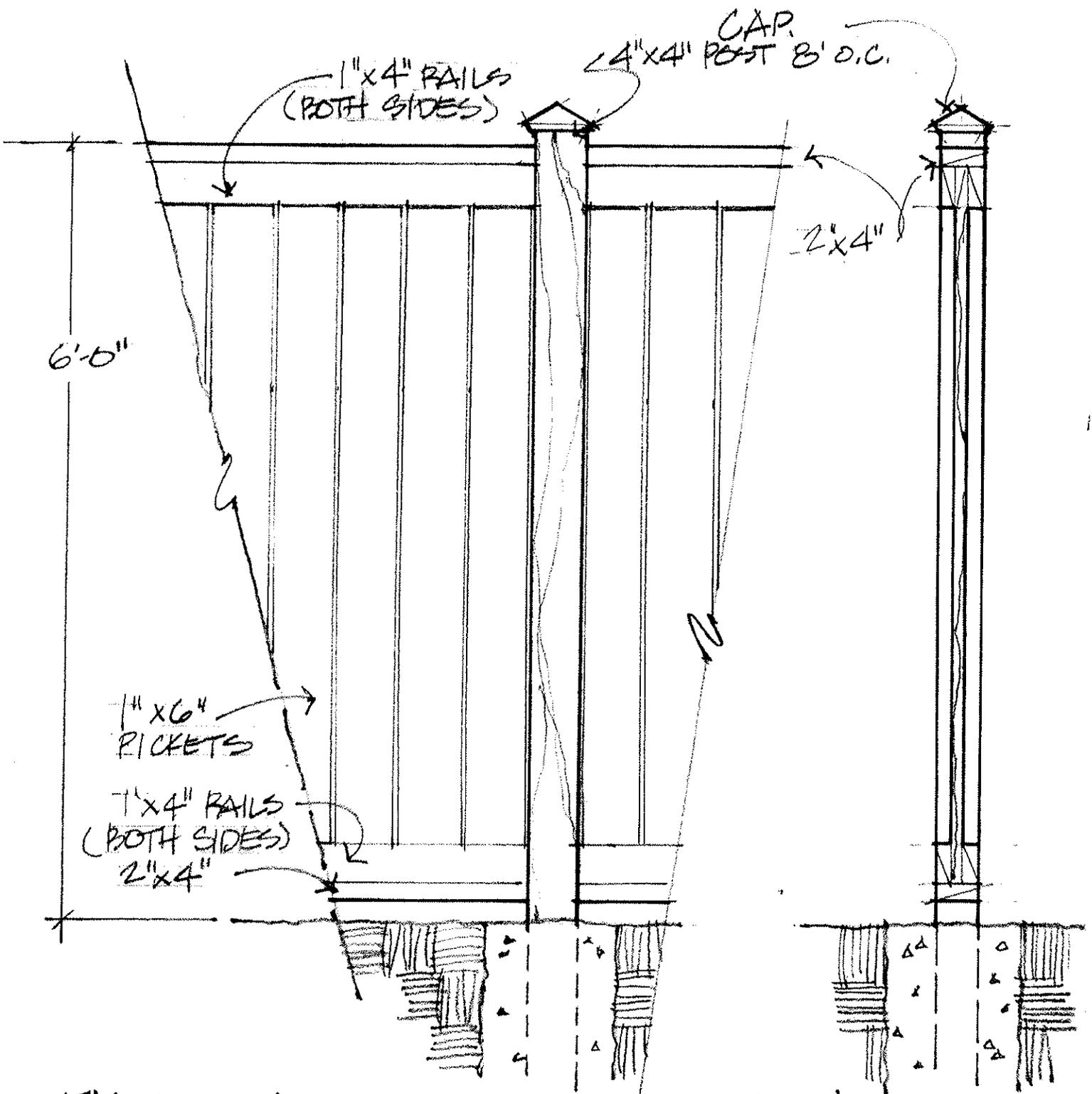
PET MESH - 2"X4" GRID  
 12 GALVANIZED WELDED  
 WIRE (\*HOME OWNER  
 OPTION.)

**Mesh shall not extend above the top rail of the fence.**

NOTES:

1. USE #1 GRADE CEDAR WOOD TREATED/STAINED TO A NATURAL CEDAR APPEARANCE.
2. SIDE OF FENCE SHOWN IN THIS DETAIL TO FACE HOUSES.

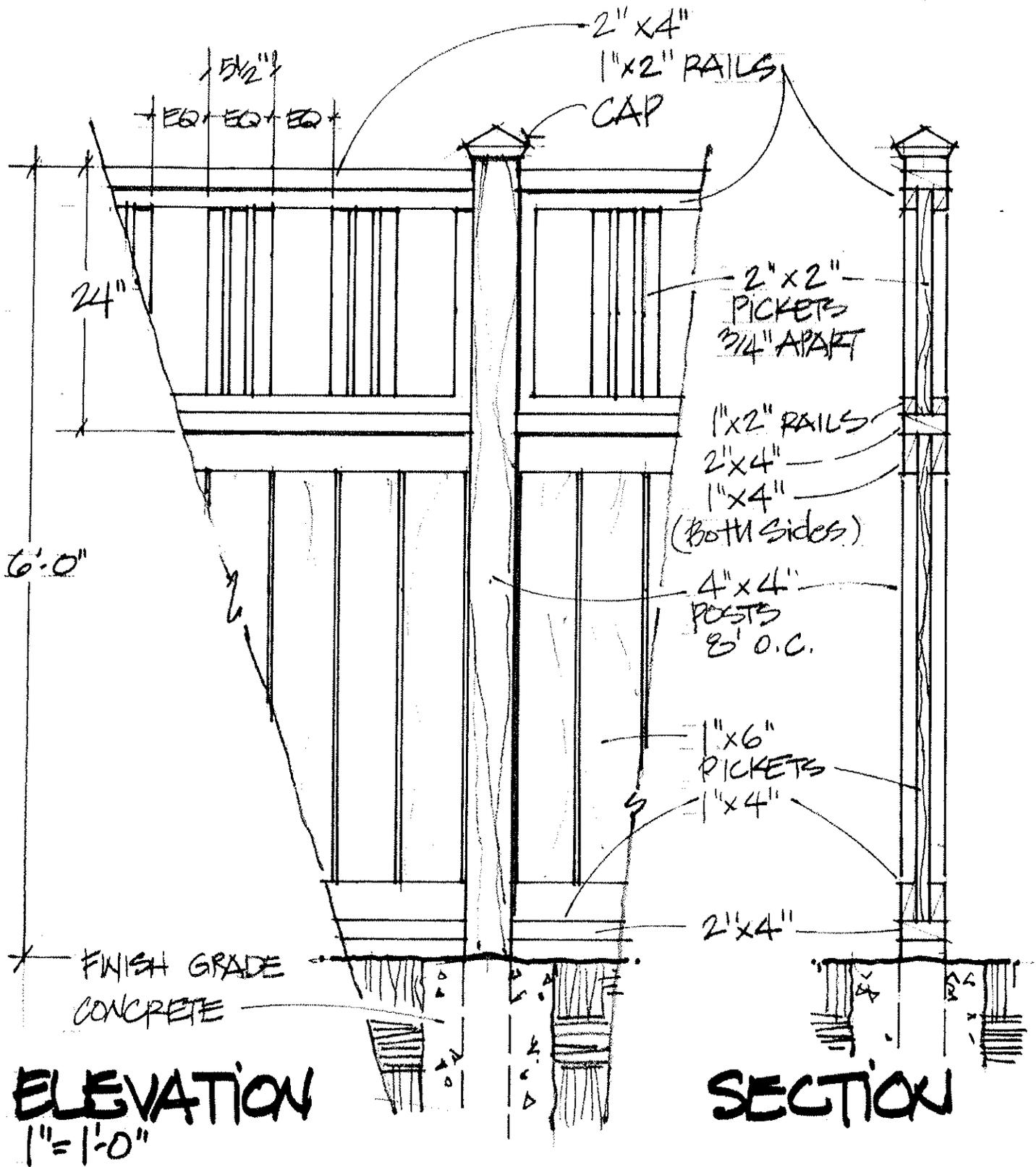




ELEVATION  
1" = 1'-0"

# 6' Solid Screen Fence

June 21, 2018

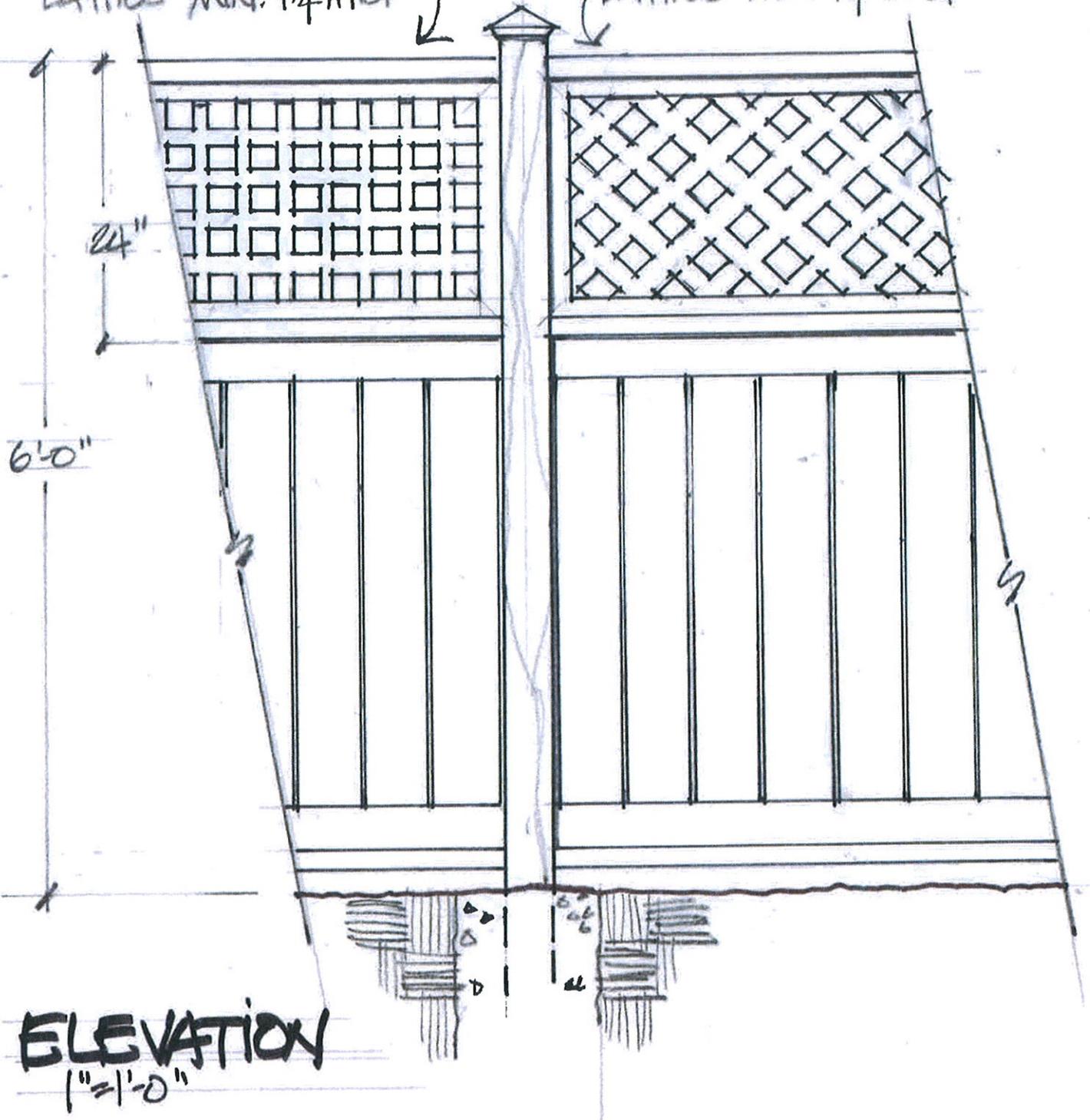


# 6' Screen Fence with Transperency

June 21, 2018

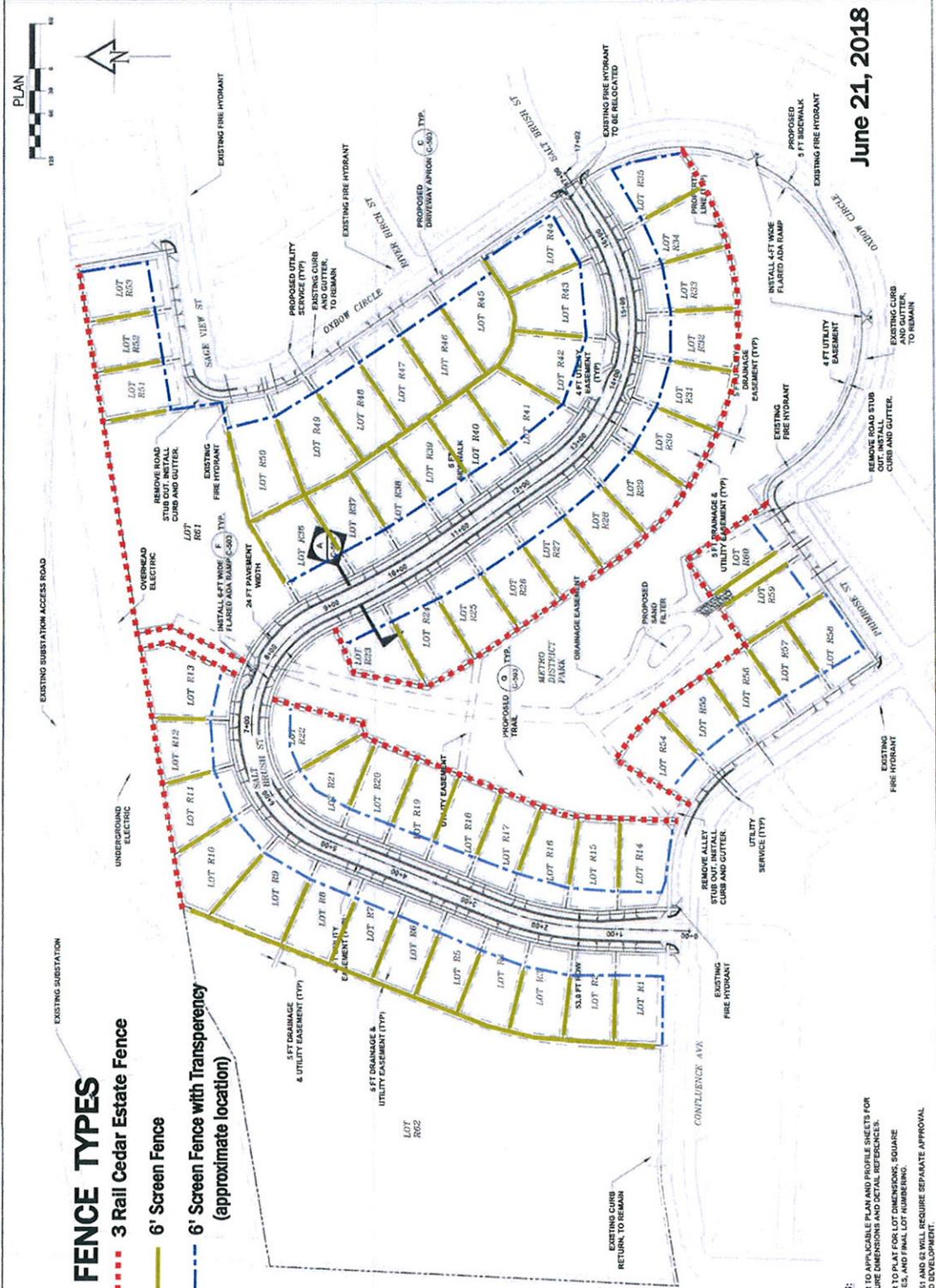
CEDAR, SELECT HD  
PRIVACY GRADE  
LATTICE MIN. 1 1/4" THICK

CEDAR SELECT HD  
GARDEN GRADE  
LATTICE MIN. 1 1/4" THICK



# Transperency Options - Lattice

June 21, 2018



**FENCE TYPES**  
 - - - - - 3 Rail Cedar Estate Fence  
 ——— 6' Screen Fence  
 - - - - - 6' Screen Fence with Transparency  
 (approximate location)

- NOTES:
1. REFER TO APPLICABLE PLAN AND PROFILE SHEETS FOR STRUCTURE DIMENSIONS AND DETAIL REFERENCES.
  2. REFER TO PLAN FOR LOT DIMENSIONS, SQUARE FOOTAGES, AND FINAL LOT NUMBERING.
  3. LOTS 61 AND 62 WILL REQUIRE SEPARATE APPROVAL PRIOR TO DEVELOPMENT.

June 21, 2018