

## Construction Standards for River Plantation Section II Fences

Beginning January 1, 2012, responsibility for maintaining all fences attached to individual units becomes the responsibility of the Homeowner.

All fences in River Plantation Section II must be maintained in a quality condition according to a uniform standard as described below. As of the above date, the Association reserves the right to restore any fence not maintained according to the uniform standard at the expense of the homeowner.

Fences are the shadow box fence style with alternating vertical pickets on both sides of the fence. A shadow box fence provides privacy but it also allows wind to blow through and is therefore less susceptible to storm damage.

Posts: 8' tall 4 x 4 - May be pressure treated pine or cedar  
Should extend 78 inches from the carport floor/sunk 18 inches in concrete base with an angle cut point on top. (Posts and vertical pickets should be of uniform height throughout each building.)

2 x 4 horizontal stringers at the top and bottom may be either pressure treated pine or cedar.

Pickets: 6' tall 1 x 5 1/2 vertical pickets: All **vertical pickets must be cedar** (Cedar does not curl the way other lumber curls and is a longer lasting wood for this type fence.)

Fences are capped with a 1 x 3 1/2' topper.

Gates are also the shadow box style with cedar verticals and a cap to match the fence. Gates are approximately 44 - 48 inches wide, depending on distance between posts.

Hinges should be heavy duty and capable of holding the weight of the gate with constant usage. Latches should likewise hold up to constant use. All hardware should be black or dark brown.

Approved paint color can be obtained at Porter Paints in Belle Meade. Fences painted any color other than the approved color must be repainted at the owner's expense.

If you have any questions about fence standards, please contact the property manager.