

The ARC may require a report from a drainage engineer, at the applicant's expense, as part of any proposed Improvement that includes changes to or impacts established drainage patterns.

Homeowners re-routing lot drainage will be liable for damage to property of adjacent and nearby owners and may also void structural warranties.



4.10 Driveways, Parking Pads, Extensions

The addition of an extra driveway or parking area is prohibited. Driveway extensions must have ARC approval, and are subject to the following:

Special Considerations: On cul-de-sac's, the front yard is frequently narrower than in other areas of the community. Extensions on both sides of the driveway may take away too much green area and result in a "concrete yard" look.

Guidelines:

- A.** All driveways leading into the garage must be constructed of concrete, colored concrete, exposed aggregate, stamped pavement, sandstone pavement, concrete pavers, or any of the above materials bordered on both edges with a colored concrete band.
- B.** Extensions to concrete driveways already in existence must be no wider than three (3) feet in width on either side of the existing driveway. Extensions must be constructed of materials acceptable for the driveway, as listed above. Asphalt, gravel or rock extensions are not acceptable.
- C.** Color selection should blend with the natural hues of the plains. Colored concrete and stamped concrete shall not be constructed with just a surface color application, but shall be required to have an integral color slab installation.



4.11 Fences

All fencing must be approved by the ARC.

Special Considerations: Fencing shall be used to define space and screen trash collection areas and above-ground utilities. Careful consideration shall be given to the basic fencing concept. Improper fencing can detract from the appearance of a neighborhood. Cluttering a neighborhood with an uncoordinated selection and placement of fences should be avoided.

Planting shall be integrated with all fencing schemes in order to soften the visual impact of fencing and to help screen undesirable views.

Guidelines:

A. Invisible (subsurface) fence systems are allowed for installation and will conform to local government requirements. Electrical fencing of any kind is prohibited.

B. Chain link and wood fences are **not** approved for installation in the Community.

C. All fencing to be vinyl, tan in color, similar or equal to “bufftech”. Caps for posts are to be external flat.

D. Fencing type must be 2-rail fencing, 3'-6" in height, similar or equal to “bufftech”, 2 rail post and rail at the following locations:

- All connecting fencing (the section of fence connecting two adjacent lots' side yards). Connecting fencing is required.
- Fencing along open space areas
- Side yard fencing in the case where the rear fence is also open rail
- Side yard fencing along the street side of a corner lot
- Wire mesh may be added to the inside face of rail fence for pet control, but in no case may this mesh extend beyond the height of the top rail

E. Five foot high semi-private fencing, similar or equal to “bufftech” may be installed at the following locations:

- Interior lot rear yard fencing
- Side yard fencing of interior lots
- Rear yard fencing along Motsenbocker Road as well as Keyser Creek Avenue to the intersection of Bolero Drive
- Transition fence is required where five foot fence intersects 3'-6" high rail fence. Slope fence from five foot to 3'-6" high at a 45 degree angle.

F. Alternate no-maintenance fence systems may be submitted for ARC consideration (for example, full height wrought iron, or decorative fence/site wall combinations). Fence variations for front yard, entry courtyard conditions are encouraged to respond to the architectural style and materials used on the home.



4.12 Flagpoles