

6. All other requirements under Article VII, Architectural control, shall be required as if stated herein.

7. Fences. The following standards shall be used for individual lot fencing in River Watch:

A. The general fence standard is a wood shadow box fence, limited to a height not to exceed six (6) feet.

B. The height of the fence adjacent to the ponds and the river and the first eight (8) feet of connecting side yard is limited to a height not to exceed four (4) feet, and may transition back to the six foot height of connecting fence, if any, at the rate of one foot in height for each eight (8) feet in length.

C. That part of a fence, which is adjacent, borders or closest to and readily visible from a street, common area, detention pond (wet or dry bottom) or river shall require a planted hedge of vibernem, lagustrem or similar plant along the entire length of that part of the fence. Hedge plants shall be planted 3 feet on center and shall be at least 3 feet high when planted. The purpose is to screen the fence from view in all areas where it may be viewed by the general public or adjacent property owner.

D. The fence may connect to the side of the house at a point no closer than ten (10) feet behind the front corners of the house. On corner lots the fence may not connect to the side of the house beyond the rear of the house and must be installed at least fifteen (15) feet from the right of way line.

E. All wood fencing to be left unpainted and unstained. The natural wood color is preferred to ensure conformity and compatibility in the Community.

F. The wood fence should be of a quality which does not have exposed bark or knot holes.

G. All fence posts shall be installed on the installing lot owners side of the fence.

H. A plot plan or survey of the property showing the proposed fence location and height(s), gate location(s), and hedge plant