



THE PONDS

MEMORANDUM OF RECORD

TO: Ponds Design Guidelines File
FROM: John Morgan; Ponds DRB
DATE: June 3, 2011
RE: Design Guidelines Addendum #3

The Ponds Design Review Board (DRB) has been given the right by covenant and by The Ponds Community Association Board of Directors to update and revise Ponds Design Guidelines from time to time. The Ponds DRB, therefore, submits the following as Addendum # 3 for attachment to distributed Design Guidelines and for placement on The Ponds website:

Fence Guidelines

Proper design and compatibility of exterior fencing can present some challenging situations at The Ponds and other such communities. If not planned and executed with care and with respect to other fencing that might already be in place, the results can be awkward and not very attractive. That being said, please note the following additional requirements and clarifications put forth by The Ponds Design Review Board (DRB). This Addendum is in addition to requirements set forth in the "Fences" section of the printed Design Guidelines for The Ponds, along with previously published Addendum sheets.

- (1) All DRB submissions for fences must show the exact location of the proposed fence on a site plan of the applicant's lot. Such site plan must show house and outbuilding locations on the lot along with the location of patios, driveways and paved walks. Site plan must also show the location of any existing fences on the common perimeter of the applicant's lot with neighboring lots, with a clear description of the neighbor fence including its height, along with a photograph of the neighbor fence.
- (2) Clear and complete drawings of the proposed fence design (including gate design), height and finish must be presented to the DRB, or a photograph of the exact fence design noting height and finish must be presented to the DRB.
- (3) In reviewing fence submittals, the DRB will take into consideration the design and height of neighboring fences on common property lines and may require an applicant to modify a design to create compatibility with adjacent fences already in place.
- (4) Fences 60" in height will only be allowed on the side and rear perimeter of lots and on connections of a perimeter fence to a house, with all 60" high fence required to be behind the front setback line of the lot.

Changes noted in this Addendum # 3 will be included in future printings of Ponds Design Guidelines.