SCHEDULE "F"

This Schedule "F" applies to all portions of Highlands at Glenross South as adopted by the THIRD AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS AND ASSESSMENT LIENS FOR RESERVE AT GLENROSS filed for record in the Delaware County Recorder's office as File #2020-00013027.

CONDITIONS TO FENCE APPROVALS

Unless otherwise provided *specifically and in writing*, all Fence approvals are subject to the following conditions:

1. *Perimeter fencing shall be permitted on all Lots within Highlands at Glenross South other than Lots adjoining the Golf Course. Lots which adjoin the Golf Course are prohibited from such yard fencing*.
2. All fences must be located on a property owner's property line(s) or set-back a minimum or twenty-four inches (24") from the property line. Placement of a fence on the property line constitutes the acknowledgement of the property owner that a fence on a neighboring property may be erected to "tie-in" to such fence so that duplicate, parallel fences on adjacent properties can be avoided.
3. No fence may be erected within four feet (4') of an existing fence on an adjacent property except where such fences "come together" to form a connection point of such fences.
4. If the erection of an approved fence would result in the creation of an area on a property owner's lot that cannot be accessed for maintenance purposes other than from an adjacent owner's property, a gate must be erected in such fence so that the property owner can maintain his/her entire lot without trespassing/entering upon such neighbor's property.
5. No fence may be erected closer to any street than the platted building set-back line relative to such street. Corner lots typically have setbacks from BOTH streets.
6. Fences may not be erected to "clip a corner" or otherwise "box out" utility junction boxes that are located on the lot on which the fence is being erected. An Application that has been "Conditionally Approved" and which shows a fence alignment that results in such junction boxes being 'outside' of the fenced area of the yard are understood to require a change in alignment, such that the proposed fence follows property lines around the junction boxes, or runs parallel to property lines and is adequately set back from property lines to meet all of the foregoing requirements (including the requirement for one or more gates, if appropriate).
7. All fences that are made of wood (and all exposed wood used in the construction of fences that may be made of materials other than wood) are required to be treated with clear-coat water repellent (such as "Thompson's"), stained a natural wood color, or painted to match the primary or trim color of the home on the lot. Colors other than natural wood require Design Review Board approval. The requirements of this subpart DO NOT APPLY in communities which require a specific color, or which require that fences not be treated or stained.
8. All fences must be installed 'beauty-side out,' with all structural members (stringers) located on the side of the fence visible from the enclosed part(s) of the lot.
9. Fences are required to comply with any and all height limitations established in the deed restrictions.
10. Fences must be erected along straight lines at consistent heights so as to provide a clean, professionally-installed appearance; and all fence approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the fence in good condition, including replacement of damaged, broken or missing fence boards, and painting/staining as appropriate from time-to-time (including gate hardware visible from the outside of the fenced yard). The 'standard' for fence maintenance and appearance is the general appearance of other fences and improvements within the same subdivision.

Highlands at Glenross South – Conventional S.F. Approved Rear-Yard Fencing:

Only 48” high black aluminum or wrought iron fencing will be allowed.

Black wrought iron or aluminum fence style shall adhere to the example below:

