

**THE RESERVE AT SPENCER CREEK  
ARCHITECTURAL STANDARDS COMMITTEE  
RESTRICTIONS, STANDARDS AND PRECEDENTS**

The Architectural Standards Committee (ASC) for THE RESERVE AT SPENCER CREEK, Section U has developed the following list of architectural restrictions, standards, and precedents. The list is based on restrictions, found in the Covenants, Conditions, and Restrictions as well as standards and precedents established by the Committee.

Any exterior changes or additions to your house or property including, but not limited to, fences, retaining walls, decks, screened-in porches, room additions, solar collectors, skylights, propane tanks, air conditioner units, awnings, patio covers, significant landscaping fill or excavation, etc., require written approval from the ASC before construction or installation. Architectural Approval Request Forms may be found on the back page of these guidelines for your convenience. Application forms may also be obtained from the Fieldstone Farms Home Owners Association (Master Association).

**Guidelines for acceptable fence types**

It is the intent of the ASC of THE RESERVE AT SPENCER CREEK to minimize fenced in areas as much as possible. We encourage homeowners to maintain a view of the natural terrain by leaving corridors between homes and fences which display the trees, plants and natural vegetation of the area.

1. Chain link fences or fences of similar construction are not permitted.
2. Approved Fence Styles:
  - a. Open fences may be a 4' - 6' high black ornamental metal fence
    - Style: Smooth top, Three rail fence with no protruding pickets. Every other picket is up to but not thru the top rail. (See attached drawing)
    - Additional landscaping / screening may be required.
    - Any service gate must be located so it can be appropriately screened.
  - b. Privacy Fences may be a 4' - 6' high Flat Top Scallop Wooden Shadow Box with wood screw French Gothic Finials on every post.
    - Stone columns topped with Limestone caps are required on all corners of the fence. The stone on the column is to match the stone on The Reserve entrance gate. 4' - 6' high per height of fence and 20-inch width. (See attached drawing)
    - Fence is to be constructed with 1" x 6" Western Red Cedar or Pressure Treated Pine Boards.
    - All pine board must be wolmanized extra, to keep boards from absorbing water.
    - Frame work is to be all pressure treated pine.
    - Each 1"x 6"x 4' or 1"x 6"x 6' picket will be overlapped with no more than a 3-inch space between pickets.
    - All fences must be stained with natural sealer within 30 days of completion and cedar fences are subject to clear water sealer on a two year, or as needed, basis.
  - c. Underground electrical fences are an approved fence type.

3. Fences must originate at the rear corners of the house.
4. The placement of the fence does not have to extend to the rear or side property lines. It is recommend you only fence a minimum required area. Final approval will be determined by the ASC Committee.
5. Fences for dog runs are not allowed.
6. No gate, fence or wall shall be placed or permitted to remain at the corner of a lot so as to create a traffic or visual problem.
7. Fences on corner lots must not extend into the side setbacks and will be reviewed on a case by case basis relative to adjacent lots.
8. The fence must not obstruct the flow of water on any lot or drainage easement.
9. Homeowners' may construct fences on utility easements, however, the utility companies must have access to the easement
10. Upon review of the application, additional landscaping requirements may be imposed by the ASC.
11. Should you desire to build a fence which ties into the neighboring fence should one exist, you may be asked to pay half the cost of construction of that side of the fence and stone columns to the respective neighbor, before construction of your fence. Documentation will be necessary.
12. Fences must be maintained in keeping with the community standards.

## **GUIDELINES FOR PLAY EQUIPMENT AND TOYS**

### **The Reserve at Spencer Creek**

#### **Miscellaneous**

Children's toys should be stored indoors or in an orderly fashion in a screened part of the backyard not visible from public view. Bicycles and other riding toys should be kept in the garage when not in use.

The type, structure and design of any semipermanent or permanent play equipment must be submitted to the ASC for approval before installation. Wood is the specified material for play structures, while plastic and other materials may be permitted based on ASC approval. Play equipment cannot exceed 10' - 0" in height and should be located no closer than 5' from all property lines. Swingsets and similar items should be located so that their use does not unreasonably encroach upon a neighbor's enjoyment of his property. Play equipment composed primarily of metal materials are expressly prohibited in The Reserve at Spencer Creek.

Play equipment must be kept in good state of repair.

Sandboxes are often large and difficult to move, and are considered play equipment requiring the same approval as swingsets, slides and similar items. Sandboxes should be kept in a neat and tidy condition, and covers are suggested if the sandbox is not located in a fenced yard.

Portable plastic swimming pools with a 5'-0" diameter or less are permitted, but such pools must be stored out of view of neighbors and the street when not in use.

#### **BASKETBALL GOALS**

No Basketball Goals or similar structure will be permitted unless approved by the ASC prior to installation.

- a.) For lots larger than ½ acre, basketball goals are permitted in the rear of the house.
- b.) For lots smaller than ½ acre, basketball goals are limited to rear or side entry garages with the goal at least 100 feet away from the road. The goals must be located adjacent to the driveway, not on any patio. Goals must be black or white painted metal and backboard should also be neutrally colored.

#### **TRAMPOLINES**

Trampolines are allowed only in backyards with an approved solid six foot fence.

**ABSOLUTELY NO TRAMPOLINE MAY BE ERECTED WITHOUT PRIOR WRITTEN APPROVAL OF THE ASC.**

*Note: The approval of the ASC shall be in addition to and not in lieu of any approval, consents or permits required under the Fieldstone Farms Covenants or the ordinances or rules and regulations of any county or municipality having jurisdiction over your home and property*

*Please refer to the covenants for Section U, THE RESERVE AT SPENCER CREEK, to determine which additional restrictions apply to your home and property.*

September 28, 1998

## **GUIDELINES FOR SATELLITE DISHES**

### **The Reserve at Spencer Creek**

Satellite dishes are permitted in The Reserve at Spencer Creek under the following conditions:

1. Size is limited to dishes 1 meter or smaller.
2. Satellite dishes should be ground mounted. Should it become necessary for better reception, other locations will be taken into consideration.
3. Satellite dishes must be screened from any streets or right of ways.
4. Satellite dishes must be adequately screened on all visible sides with evergreen type trees, shrubs or solid screen fences. In some instances, they may need to be painted.
5. All cables must be underground.

**ABSOLUTELY NO SATELLITE DISH MAY BE ERECTED WITHOUT PRIOR WRITTEN APPROVAL OF THE ASC.**

*Note: The approval of the ASC shall be in addition to and not in lieu of any approval, consents or permits required under the Fieldstone Farms Covenants or the ordinances or rules and regulations of any county or municipality having jurisdiction over your home and property.*

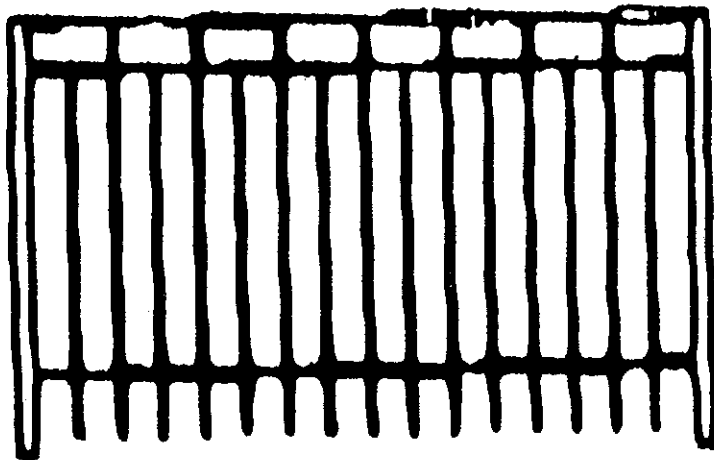
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September 28, 1998

## BLACK ORNAMENTAL METAL FENCE

4' - 6' HIGH

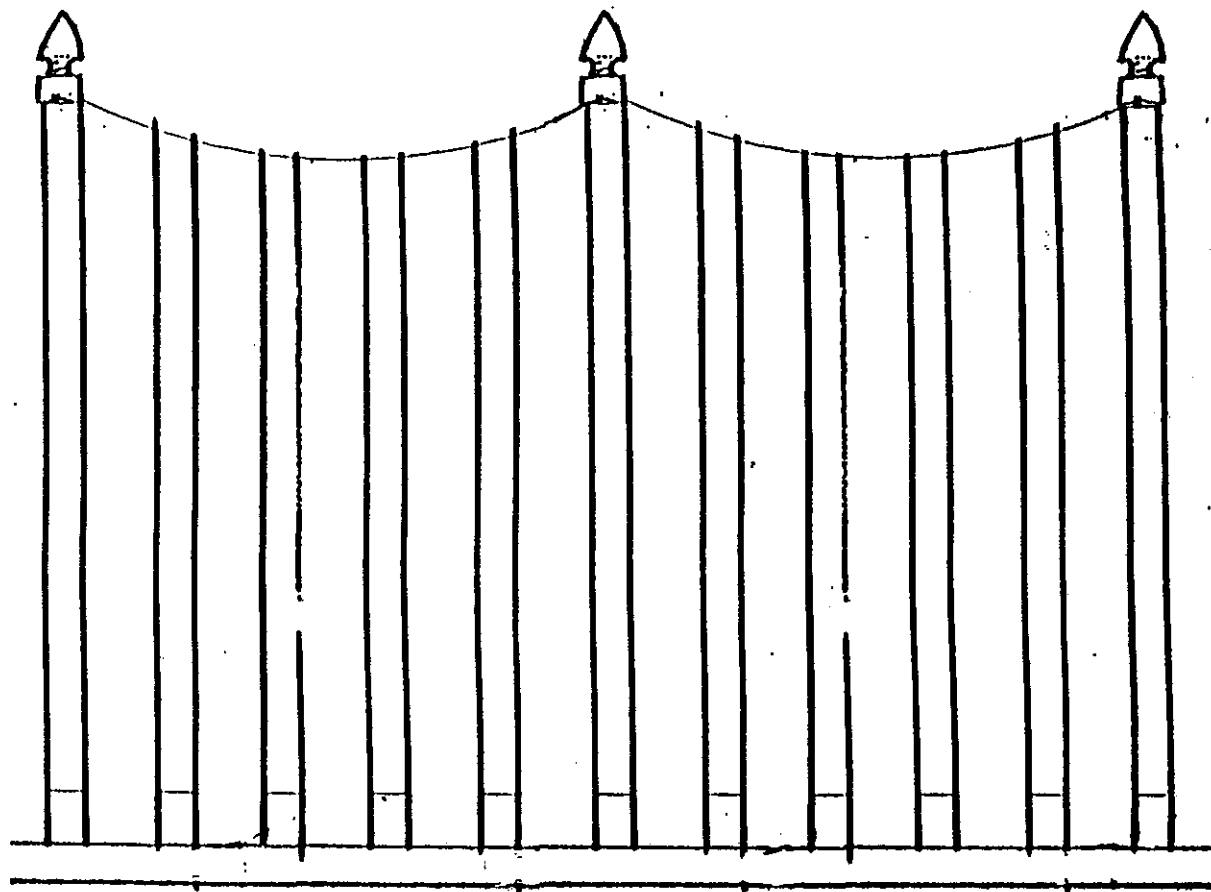
- STYLE: SMOOTH TOP, THREE RAIL FENCE WITH NO PROTRUDING PICKETS.  
EVERY OTHER PICKET IS UP TO BUT NOT THRU THE TOP RAIL.
- ADDITIONAL LANDSCAPING / SCREENING MAY BE REQUIRED.
- ANY SERVICE GATE MUST BE LOCATED SO IT CAN BE APPROPRIATELY SCREENED.



## BLACK ORNAMENTAL METAL FENCE

NOT TO SCALE

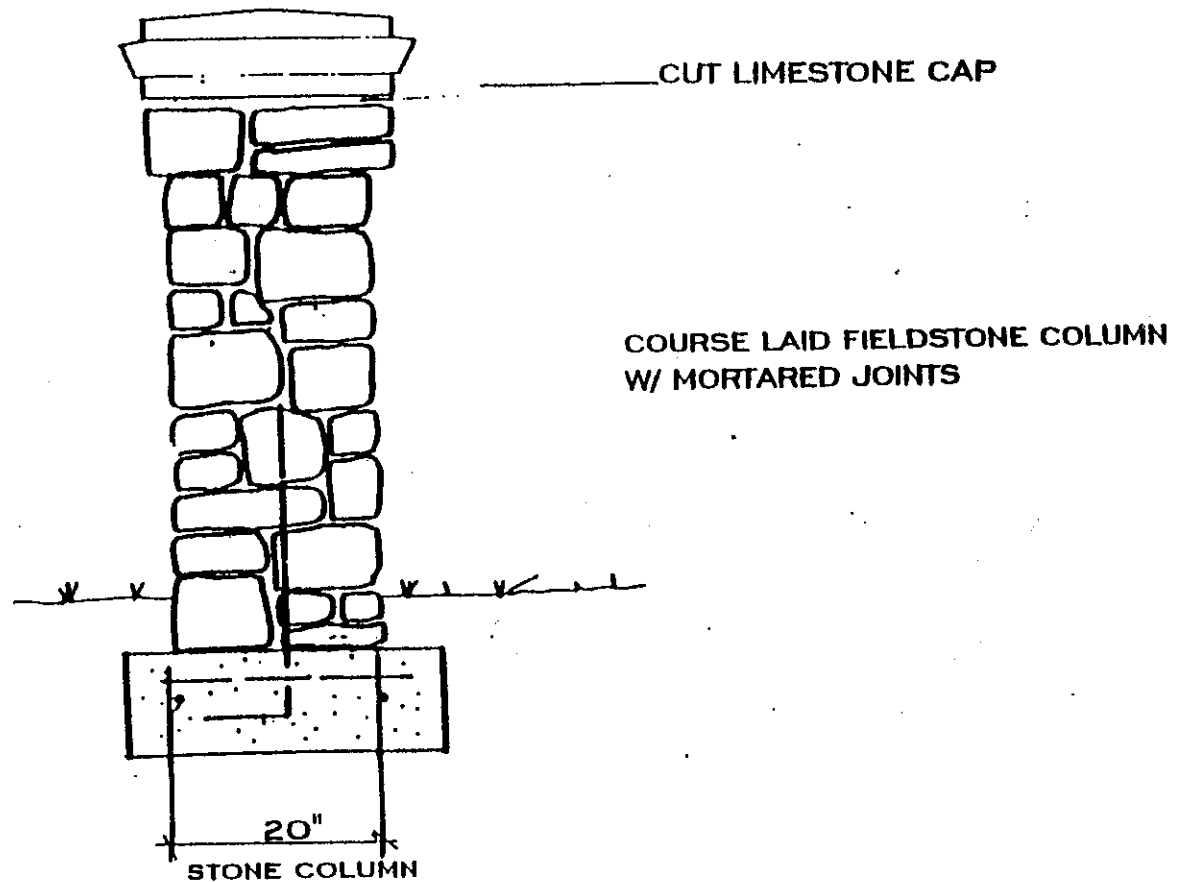
- FENCE IS TO BE CONSTRUCTED WITH 1" X 6" WESTERN RED CEDAR OR PRESSURE TREATED PINE BOARDS.
- ALL PINE BOARD MUST BE WOLMANIZED EXTRA, TO KEEP BOARDS FROM ABSORBING WATER.
- FRAME WORK IS TO BE ALL PRESSURE TREATED PINE.
- EACH 1" X 6" X 4' OR 1" X 6" X 6' PICKET WILL BE OVERLAPPED WITH NO MORE THAN A 3-INCH SPACE BETWEEN PICKETS.
- ALL FENCES MUST BE STAINED WITH NATURAL SEALER WITHIN 30 DAYS OF COMPLETION AND CEDAR FENCES ARE SUBJECT TO CLEAR WATER SEALER ON A TWO YEAR, OR AS NEEDED, BASIS.



**FLAT TOP SCALLOP WOODEN SHADOW BOX  
WITH WOOD SCREW FRENCH GOTHIC FINIALS**  
NOT TO SCALE

STONE COLUMNS TOPPED WITH LIMESTONE CAPS ARE REQUIRED ON ALL CORNERS OF THE WOOD PRIVACY FENCE. THE STONE ON THE COLUMN IS TO MATCH THE STONE ON THE RESERVE ENTRANCE GATE.

4' - 6' HIGH  
PER HEIGHT OF FENCE



# STONE COLUMNS

NOT TO SCALE