

Cypress Crossing Home Owner's Association Resource for Fence Construction and Approval

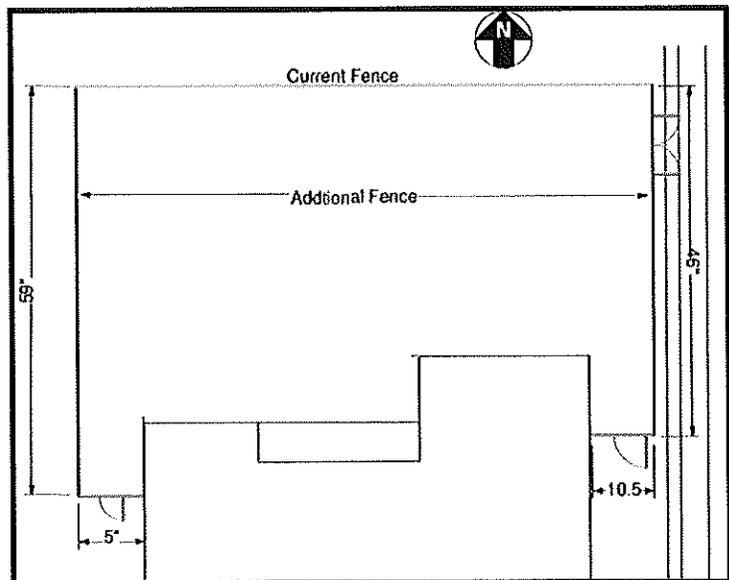
A well designed and well built wooden privacy fence can be among the most visible improvements to your home and property. In addition to the added benefits to your property, a uniform standard of fencing will add to the appearance and property values of the entire neighborhood. It was with the heart of maintaining a consistent quality and appearance throughout the neighborhood that our subdivision's deed restrictions were established and our Architectural Committee was formed.

We absolutely recommend that you consider constructing a wooden privacy fence on your property. In an attempt to aid your design and construction decisions and to bring clarity to the existing covenants and restrictions within our neighborhood, we have assembled this guide. While this guide is not intended to be the "letter of the law" or the "only way" as it pertains to wooden privacy fences within our neighborhood, our hope is that you would consider this resource in your decisions. Wooden privacy fence plans designed and submitted in accordance with these guidelines will help expedite the approval process and generally be the most cost-effective designs without sacrificing build quality, functionality and the durability of your fence for years to come.

Plans and Design Submission

All fences must be approved by the Architectural Committee prior to their construction. The Committee is responsible for regulating the construction of fences as it pertains to their location, height, design, materials, color and composition. It is important that fence approval submissions be thorough enough to address each of these areas. Submissions for approval must be made in writing. The Architectural Committee will have 14 days to respond to the submission.

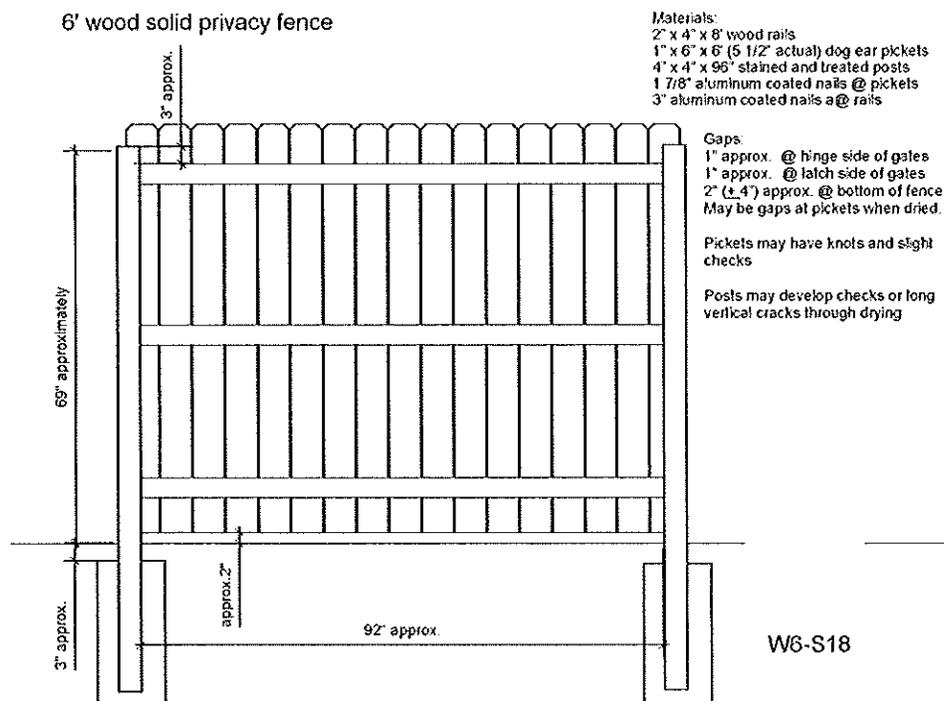
Produce a diagram of your property showing the general shape and location of your house and property line and the location of the fence in relation to both. Be sure to note the location and size of any gates and the direction in which they swing.



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Materials Quality and Selection

Produce a drawing of one section of your fence to show the detail of the construction and design. Because of their availability and durability, it is recommended that pressure-treated pine and/or heavy duty galvanized posts be used when constructing your wooden privacy fence. Fence boards should be "dog ear" fence boards either pressure-treated pine or cypress. To ensure the longevity of your fence, fence posts should be cemented into the ground to a depth of at least 24". Black "wrought iron" style hinges and gate hardware should also be used.



Build Quality and Workmanship

Constructing a quality wooden privacy fence should be considered an intermediate to advanced carpentry skill and should not be attempted without adequate tools and trade-knowledge of fence building.

Pre-built fence panels from the hardware store are typically inferior in quality and often result in a lower quality finished product, especially on unlevelled ground. They are not recommended. Plan to have the "nice side" of the fence and gates facing any street, sidewalk or walkway, visible to the public.

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Build Quality and Workmanship (cont.)

Crooked, wavy, or uneven sections of fencing will be addressed and need to be corrected.

Color

It is not necessary to paint or stain your fence when using the recommended materials, however, you may wish to do so. It is recommended that a natural wood tone or neutral color be selected to compliment the surrounding property and or existing fences. Provide your color selection and a sample when submitting your fence design to the Architectural Committee.

Thank you for assisting your Home Owner's Association to ensure that no improvement or alteration impairs the aesthetic or monetary values of the properties within our subdivision. We have a wonderful neighborhood and some of the best neighbors around! Please feel free to contact the HAO with any questions regarding this resource.