

BRIDGEWATER COMMUNITY ASSOCIATION

FENCE STYLE & SPECIFICATIONS

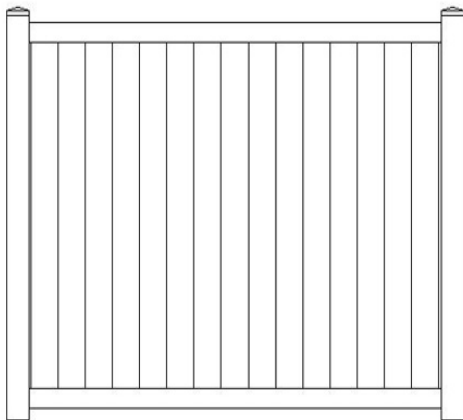
Fences within Bridgewater shall be constructed of either wood or PVC material and shall be of shadowbox, board-on-board or Lakeland style.

- The first step before beginning installation of your fence is to complete an architectural application. The application must be submitted to the Architectural Control Committee c/o management company with a lot survey showing the location of the proposed fence installation on the survey. **Approval may take up to 30 days to receive from the ACC. Do not begin your fence installation until you have received a written approval from the Architectural Control Committee.**
- All fences shall be at a height of six feet if your home backs up to another home. If the rear of your lot faces a conservation area or pond the fence may be six feet in height up to the last panel of the fence on either side wherein it shall transition diagonally from six feet to four feet in one panel length and continue at a height of four feet across the rear of the lot. **The fence style at four feet across the rear of the home site shall be an open picket style.** Greater transitions in two panel sections may be required if visibility is hindered for another homeowner.
- **No color stains or paint are permitted on wood fences. Only clear sealant.**
- Only the good side of the fence may face outward. No posts or stringers may be visible from the outside of the fence.
- All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height to meet the height of the existing fence or perimeter wall.
- No fence shall be constructed closer to the street, which the house faces, than ten feet (10') back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- Fences for corner lots require close coordination with the ACC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements.
- Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. **It is the responsibility of the Owner to comply with all County and/or Association requirements, whichever is most stringent.**
- It is not recommended that fences be installed in drainage easements. However, if the ACC grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowners expense. Should the Association or County be required to correct a drainage situation either above or underground the homeowner is responsible for all costs associated with the removal of the improvement installed in said easement.
- Fences may not be installed past any wetland conservation setback lines on any home sites within the community.
- **Wood fences shall be made of ultrawood or a like material and shall have a warranty of no less than forty (40) years.**

BRIDGEWATER COMMUNITY ASSOCIATION PVC FENCE SPECIFICATIONS

PVC – Melbourne & Lakeland Style Fence Specifications

- 3 1/2" x 3 1/2" x 95" commercial bottom & top rail.
- Two aluminum P bars inserted through bottom rail.
- 1" x 6" commercial vertical pickets.
- 6" picket spacing.
- 5" x 5" posts on 96" centers.
- Posts typically installed 36" in ground with concrete around each post.
- 5" traditional post caps.
- PVC gate should be designed with an internal welded aluminum frame for additional strength and longevity.



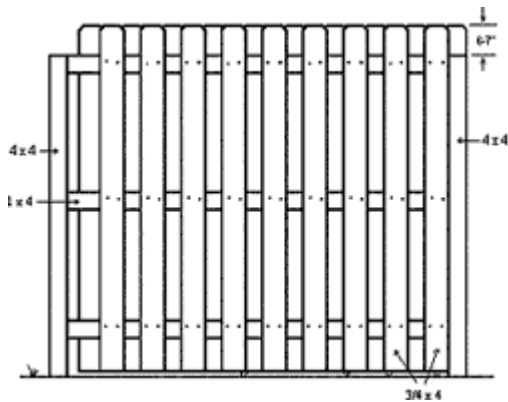
Melbourne style PVC "shadowbox" fencing.



The "Lakeland" style of PVC fencing.

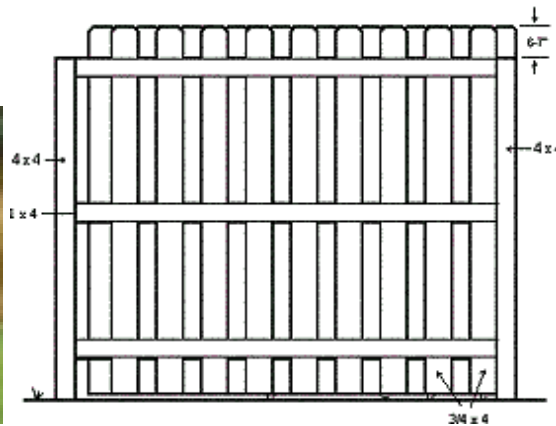
Wood – Shadowbox Style – Ultrawood Fence Specifications

Ultrawood Fence is
Constructed From the Following Material:



- 1/2" x 4" Pickets
- Full Rough Cut 1" x 4" Stringers
- Log Run 4" x 4" Posts
- Concrete Around Each Post
- Galvanized Ring Shank Nails
- 96" Centers

BOARD ON BOARD ULTRAWOOD FENCE SPECIFICATIONS



- 1/2" or 3/4" x 4" Pickets
- Full Rough Cut 1" x 4" Stringers
- Log Run 4" x 4" Posts
- Concrete Around Each Post
- Stainless Steel Ring Shank Nails
- 96" Centers