

**AMENDMENT #8 TO:  
CONNERTON VILLAGE II - DESIGN REGULATION  
DATED: OCTOBER 25, 2006**

**REVISION DATE: November 15, 2013**

**REVISED September 20, 2018 - TO INCLUDE PARCEL 218**

**Pursuant to Chapter 2, Section 2.10, Item number 8 “Fencing”, the following changes are to be made to the Connerton Village II Design Regulation:**

**ADD: Attached Exhibits “A” through “H” of Amendment #8, and SECTION 6.12 to Chapter 6 as follows:**

***6.12 PVC Fencing for Parcel 211, 212, 213 and 218: Chapter 2, Section 2.10, Item number 8 “Fencing” will no longer apply to Parcel 211, 212, 213 or 218. It is replaced with the following:***

1. Fence Material shall be PVC. Fence color must match the *Tan* color PVC fencing that has been installed (by the Builder) along the back-to-back property lines within Parcel 211. Existing residential fencing that was approved by the Connerton Design Review Committee and installed prior to the date of this amendment is “grandfathered- in” and those approvals remain until such time that fencing is replaced, at which time the fencing will be required to meet the criteria set for in this amendment.
2. Refer to Exhibit “F” of this amendment “Fencing Control Map” for Parcel 211 for individual site designations as to “Standard”, “Conservation” and “Amenity” lots.
2. On Standard, Non-Conservation, Non-Amenity Lots, 6’ high solid PVC fencing as specified at Exhibit “A” of this amendment can be installed along rear and side property lines as described herein and as depicted at the site plan layout shown at Exhibit “E” of this amendment. Front Fencing, “closer” panels and gates are to be placed a minimum of 10’ (ten feet) back from the front corners of the house structure exclusive of the front porch. Gates are to match the design of the fence panels (i.e. no arched panels or decorative top-rail designs).
3. On Conservation Lots, a combination of 6’ high fence panels, transition panels, and 4’ high flat-top open picket panels, as specified at Exhibits “A”, “B” and “C” respectively, shall be installed as depicted at Exhibit “D”
4. Amenity Lots will be reviewed on an individual basis. Homeowners may be required to install additional landscape buffering of the fencing. Fence configurations may be required to use any of the (3) types of panels as directed by the Connerton Design Review Board.
5. Corner Lots will be considered “Amenity Lots” for the purpose of this amendment. Fencing on corner lots require close coordination with the Connerton Design Review Board (CDRB) due to their unique layouts and concerns for vehicle visibility and safety, compliance with existing easements, and County fencing ordinances and setback requirements.

## 6. General Fence Requirements:

a.) All fences must adjoin any neighboring fences so as to not create any gaps or alleys between fences. The finished side of the fence shall face the neighboring properties. Double fencing is not permitted. Fences installed on a drainage or utility easement but within the boundaries of the property lines are installed with the understanding of the homeowner that if the easement must be accessed, the fence may need to be removed at the homeowner's expense.

b.) All side property line fences shall be installed on or within 4" (four inches) of the property lines. Fences along the rear property line shall be installed on the property line and shall connect to the adjacent neighboring fence.

## 7. Maintenance:

a.) All fencing shall be maintained by the Lot Owner and kept in good repair. Fencing shall be kept clean and in "like new" condition. The lot owner will be responsible for all landscape and irrigation maintenance related to the fence buffering. Irrigation systems shall be reconfigured as may be required due to installation of fencing. Irrigation system must cover any additional landscape buffering installed on the public side of fencing.

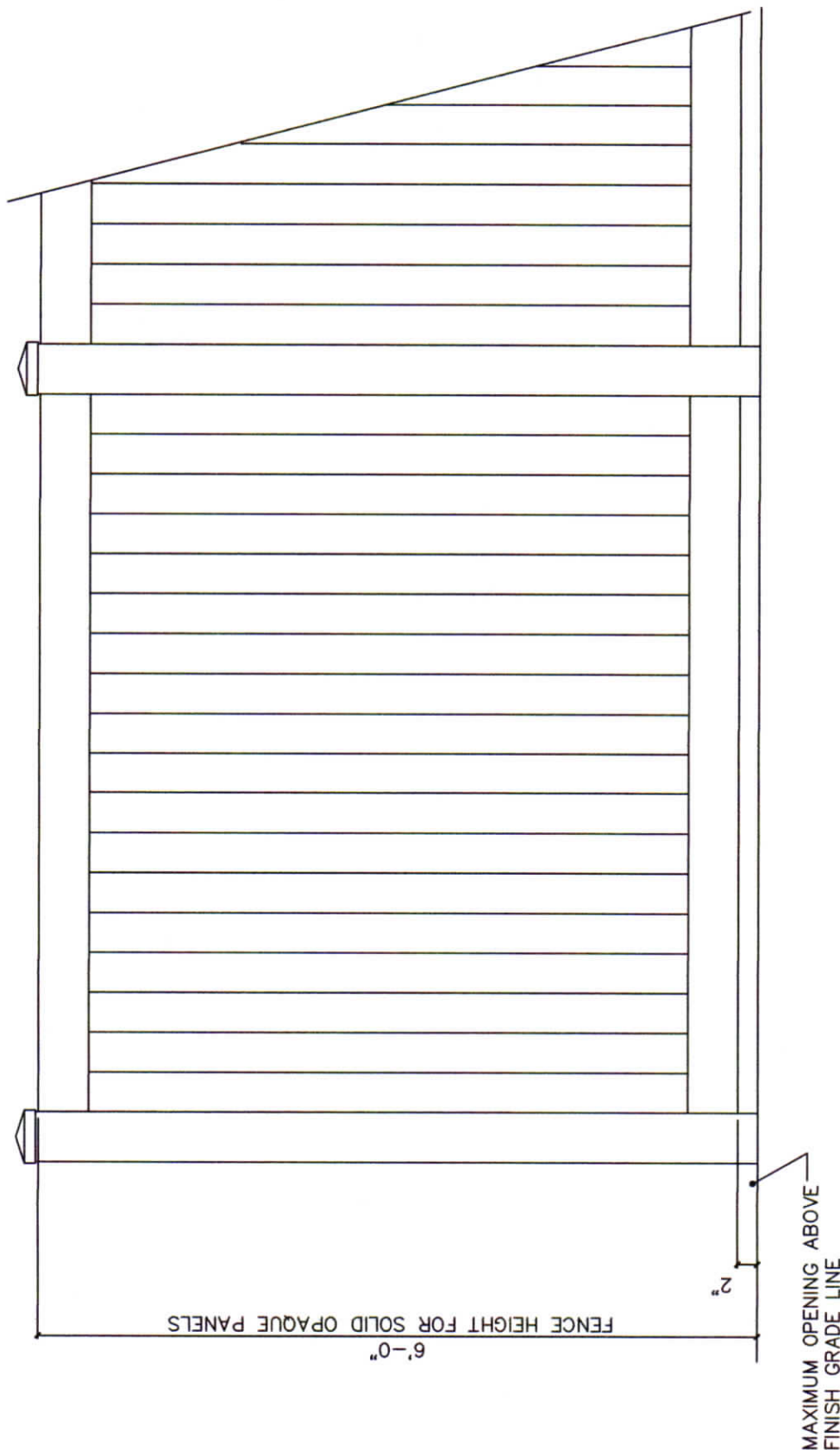
### **Attachments:**

- Exhibit A: Standard 6' High PVC Fence Panel
- Exhibit B: Transition PVC Fence Panel (6' high to 4' high)
- Exhibit C: Flat-top 4' high PVC Picket Fence Panel
- Exhibit D: Typical Conservation Lot "Combination" PVC Fencing Layout
- Exhibit E: Typical Standard Lot 6' high PVC Fencing Layout
- Exhibit F: Parcel 211, and 212 Fencing Identification and Control Map
- Exhibit G: Parcel 218 Fencing Identification and Control Map
- Exhibit H: Parcel 213 Fencing Identification and Control Map

**End Amendment #8**

Conrad Dionne  
Architectural Consultant  
Connerton Design Review Board

EXHIBIT "A" TO AMENDMENT #8  
PARCEL 211, 212, 213 AND 218 ONLY



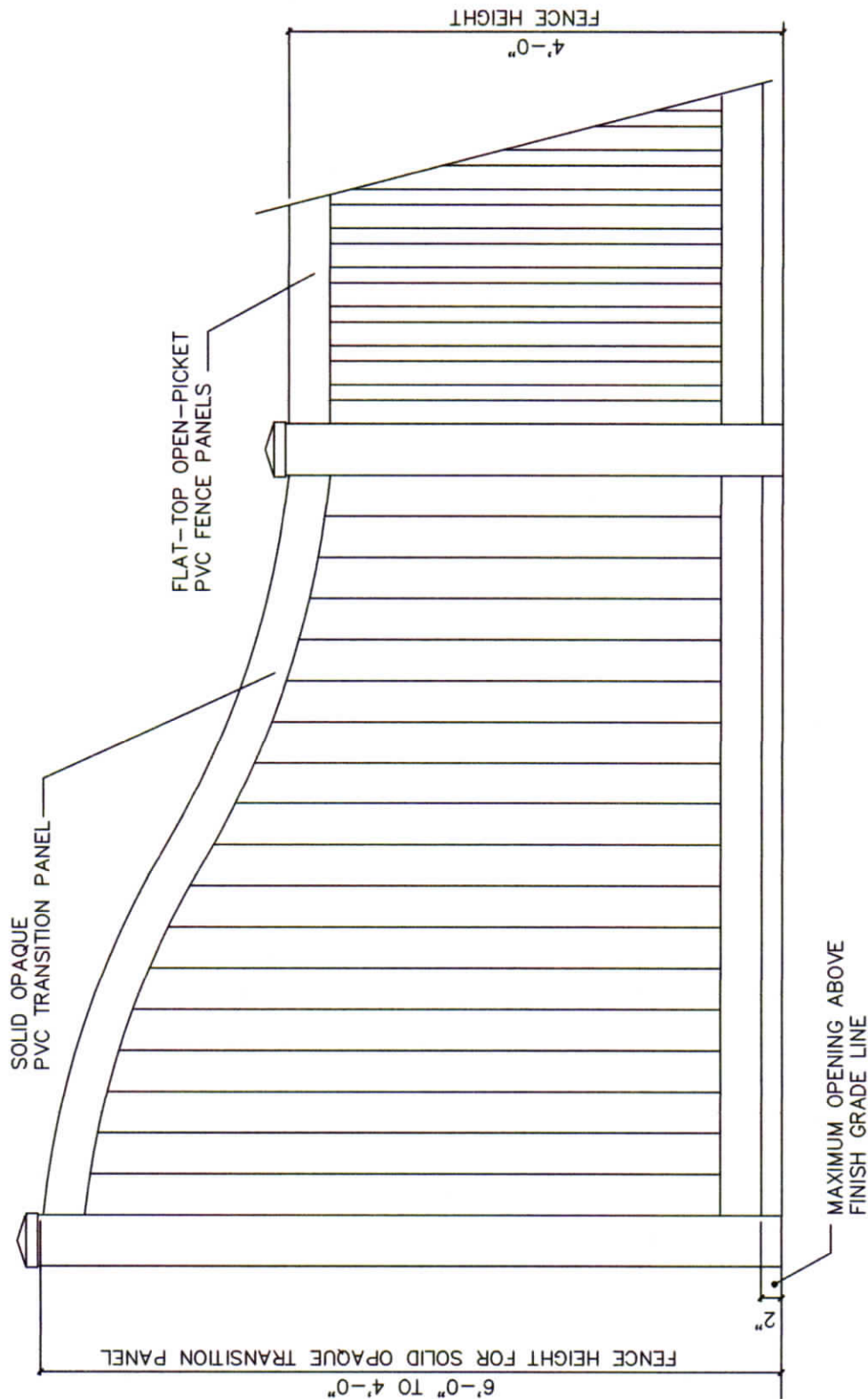
PERIMETER YARD FENCE (WHERE ALLOWED)  
SOLID 6' HIGH PVC FENCE PANEL

TAN "PVC" FENCING – REAR LOT LINE AND PERIMETER PVC FENCE

DESIGN AND SPECIFICATION DRAWING



EXHIBIT "B" TO AMENDMENT #8  
PARCEL 211, 212,213 AND 218 ONLY



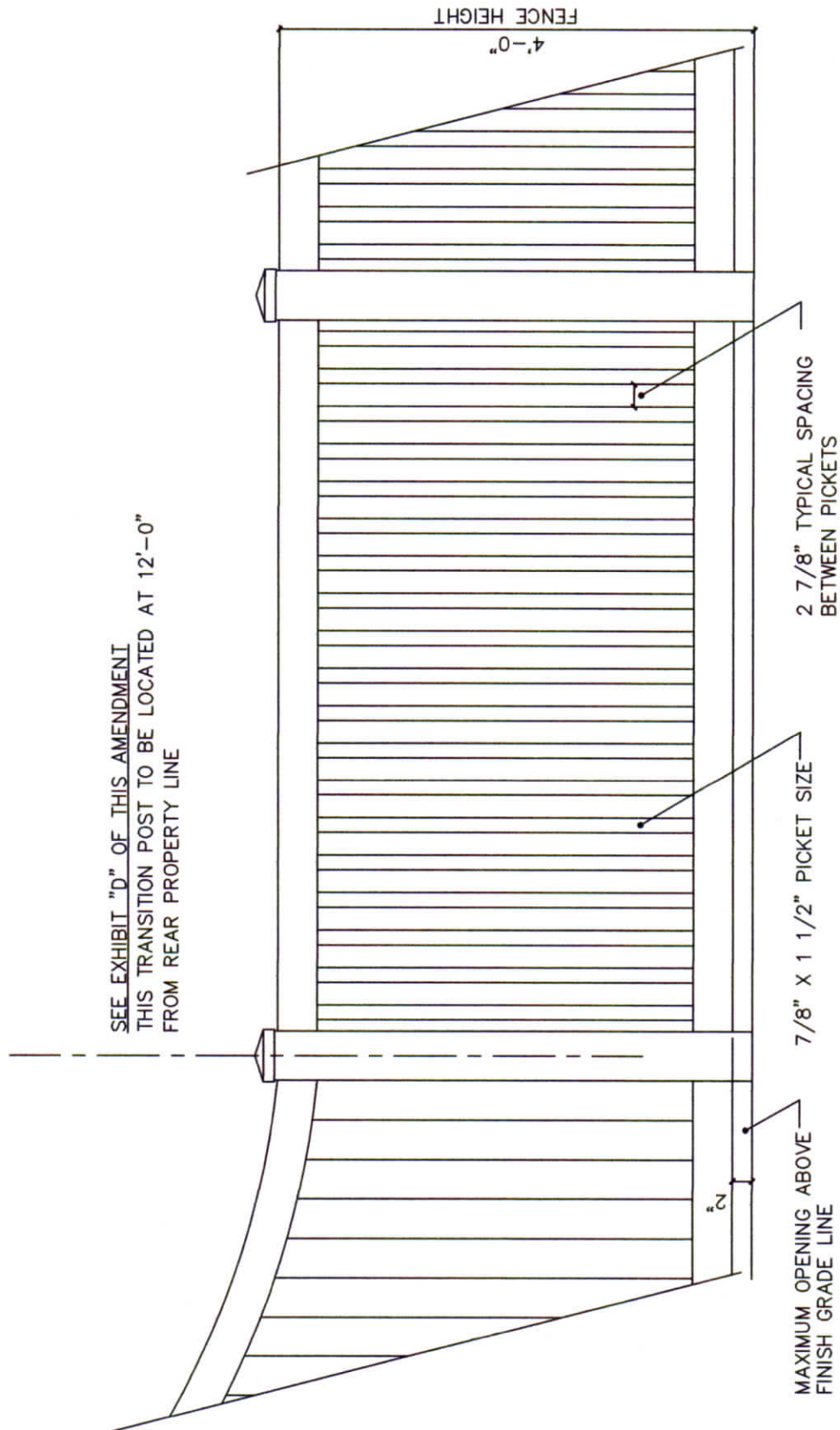
PERIMETER YARD FENCE (WHERE REQUIRED)  
6' TO 4' SOLID PVC TRANSITION FENCE PANEL

TAN "PVC" FENCING - SIDE LOT LINE AND TRANSITION PANEL

CONSERVATION LOTS ONLY

# EXHIBIT "C" TO AMENDMENT #8

PARCEL 211, 212, 213 AND 218 ONLY



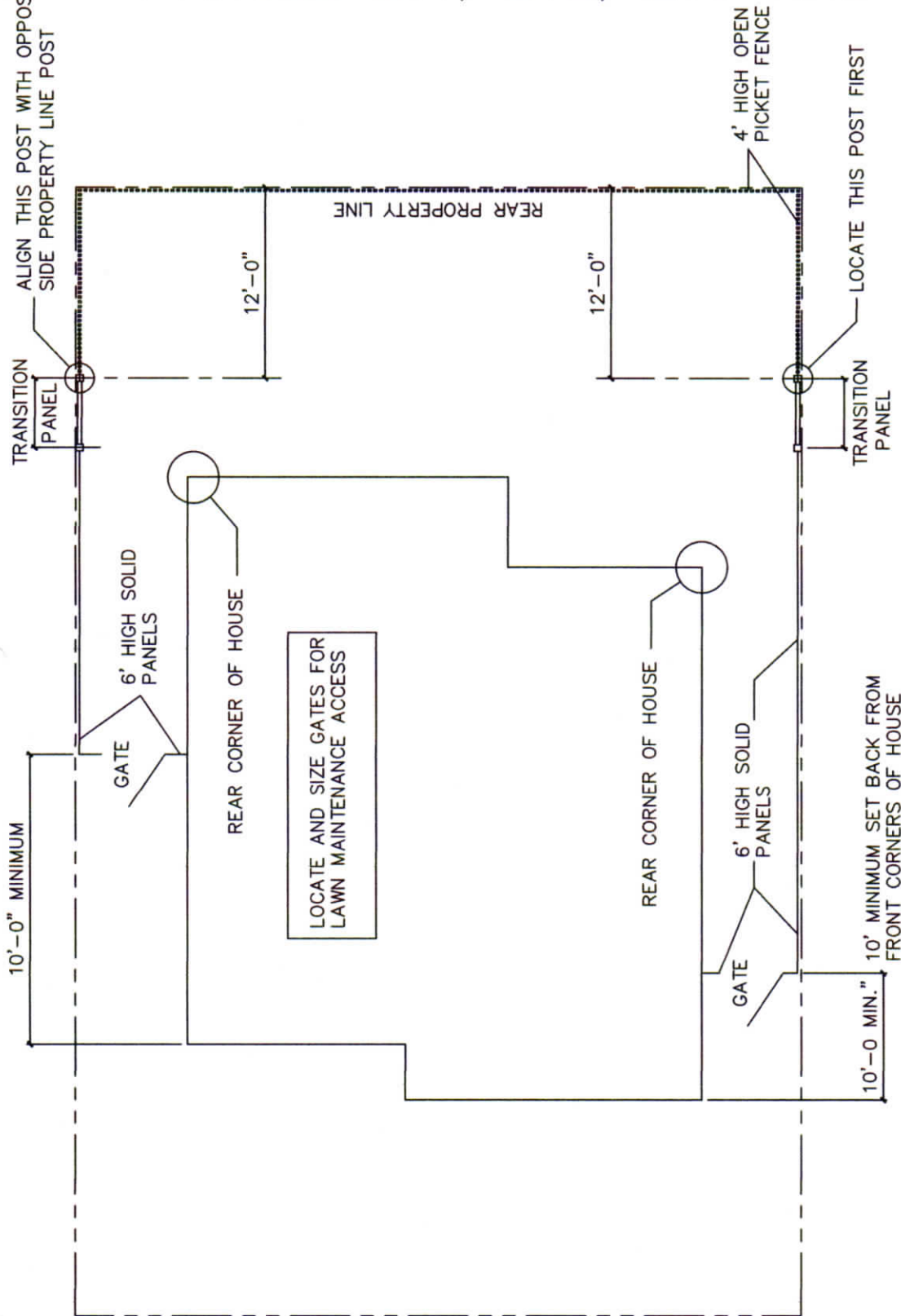
PERIMETER YARD FENCE (WHERE REQUIRED)  
FLAT-TOP 4' HIGH PICKET PVC FENCE PANEL

IAN "PVC" FENCING - SIDE AND REAR LOT LINES

CONSERVATION LOTS ONLY

# EXHIBIT "D" TO AMENDMENT #8

## PARCEL 211, 212, 213 AND 218 ONLY

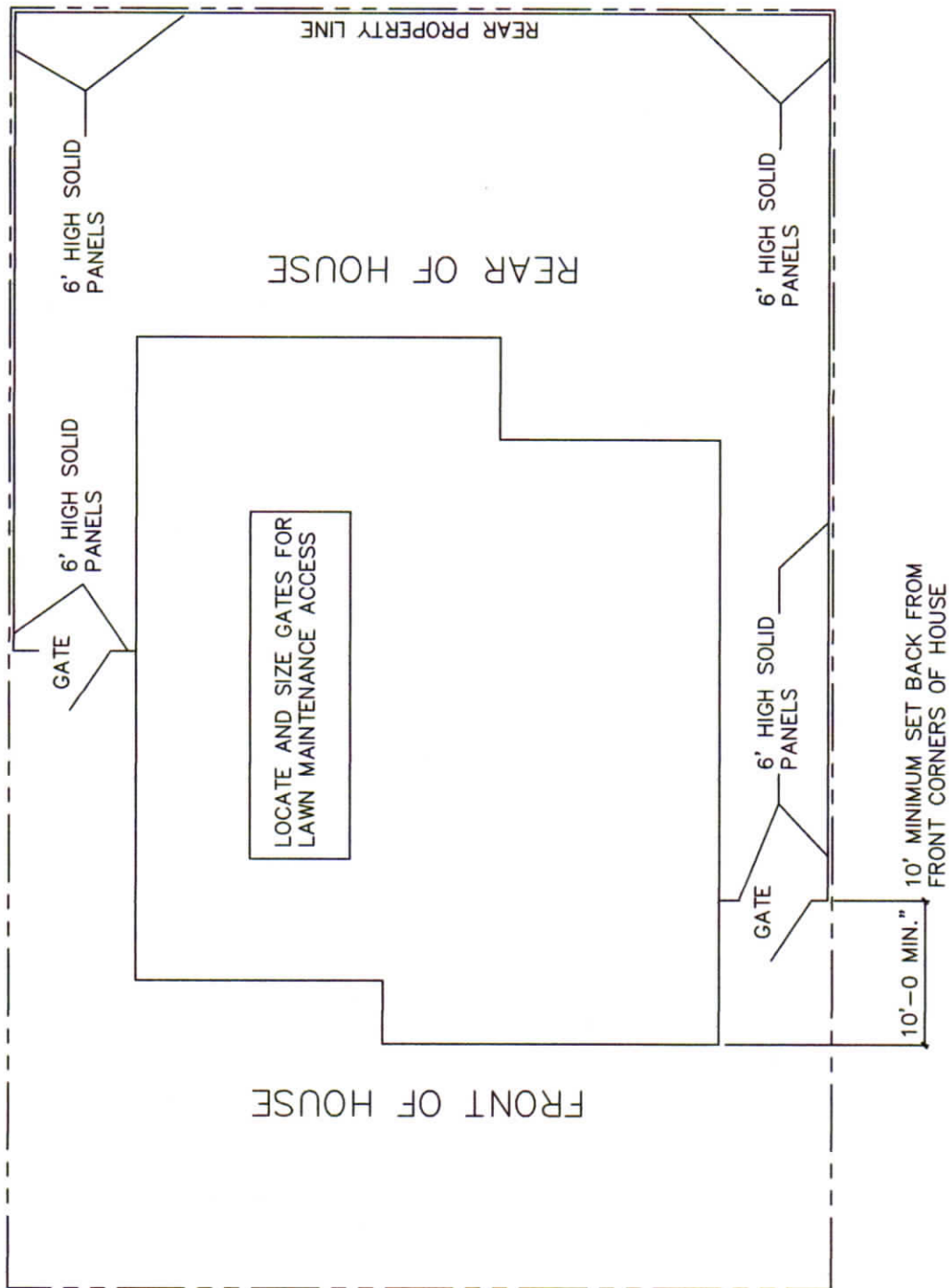


SITE PLAN EXAMPLE FOR TRANSITION POST PLACEMENT

TAN "PVC" FENCING - REAR LOT LINE OR PERIMETER PVC FENCE

CONSERVATION LOTS ONLY

EXHIBIT "E" TO AMENDMENT #8  
PARCEL 211, 212, 213 AND 218 ONLY



SITE PLAN EXAMPLE FOR STANDARD 6' SOLID FENCING

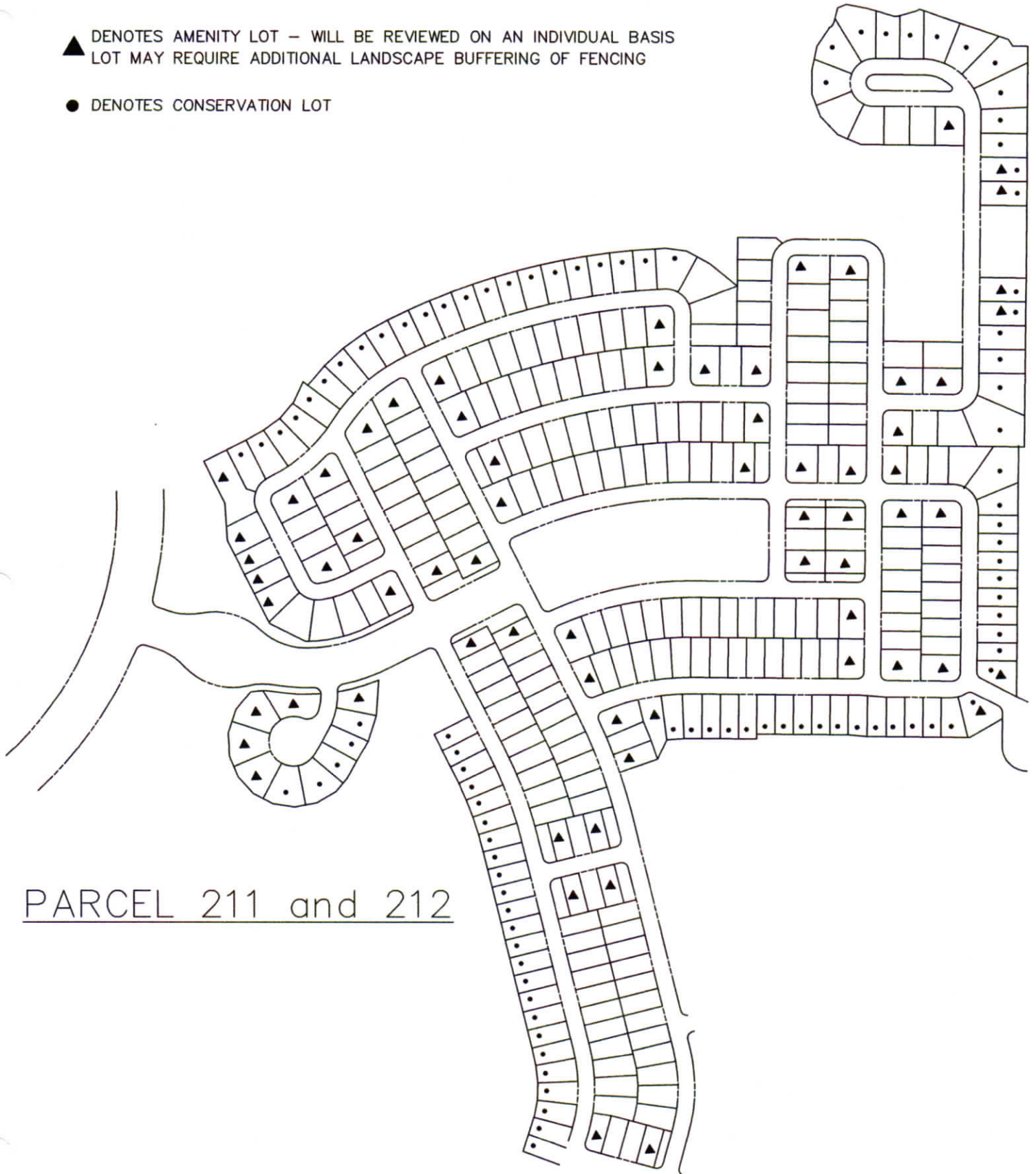
TAN "PVC" FENCING - REAR LOT LINE AND PERIMETER PVC FENCE

NON-CONSERVATION LOTS ONLY



# EXHIBIT "F" TO AMENDMENT #8

- ▲ DENOTES AMENITY LOT – WILL BE REVIEWED ON AN INDIVIDUAL BASIS  
LOT MAY REQUIRE ADDITIONAL LANDSCAPE BUFFERING OF FENCING
- DENOTES CONSERVATION LOT



PARCEL 211 and 212

Exhibit "F" to Amendment #8 (dated 10-24-13)

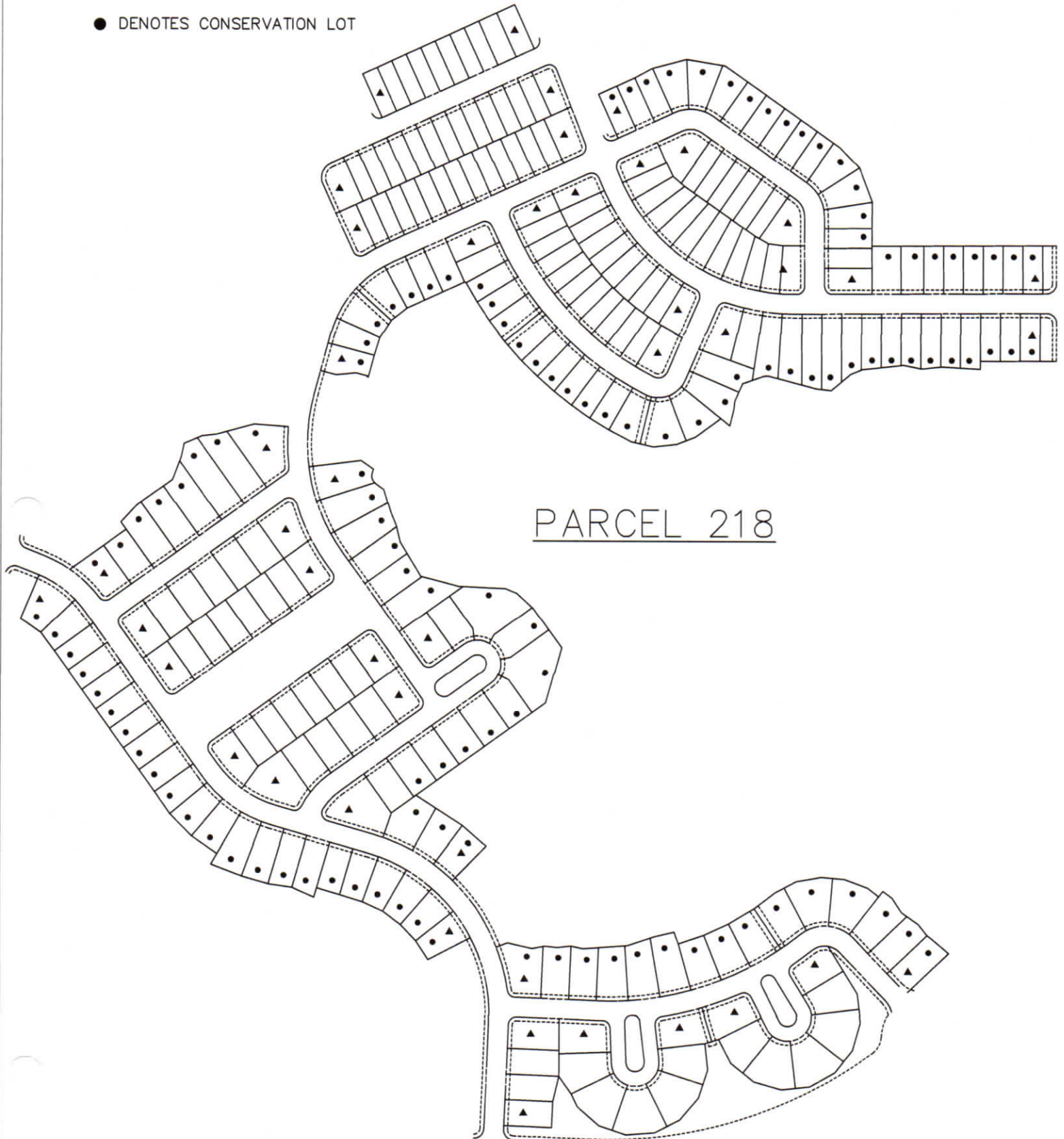
Revised 9-1-18



# EXHIBIT "G" TO AMENDMENT #8

▲ DENOTES AMENITY LOT – WILL BE REVIEWED ON AN INDIVIDUAL BASIS  
LOT MAY REQUIRE ADDITIONAL LANDSCAPE BUFFERING OF FENCING

● DENOTES CONSERVATION LOT



PARCEL 218

# EXHIBIT "H" TO AMENDMENT #8

▲ DENOTES AMENITY LOT – WILL BE REVIEWED ON AN INDIVIDUAL BASIS  
LOT MAY REQUIRE ADDITIONAL LANDSCAPE BUFFERING OF FENCE

● DENOTES CONSERVATION LOT

PARCEL 213

