

Bungalow Lots, is fifteen feet or less in width, such open areas shall be landscaped in such a manner so as to include no plants or other elements or features requiring watering.

- m. **Fences** No fence or comparable structure shall be constructed or placed on any Lot until after the height, color, type, design and location thereof shall have been approved by the Architectural Control Committee. No fence shall be allowed in the front of any dwelling unit. No fence shall be closer than six feet from the front building line. No fence shall be placed outside of a property line. Fences are structures and are specifically included under the provisions of this Declaration addressing exterior maintenance. In addition to the preceding requirements, applicable to all fences, the remaining requirements for fences vary depending upon where the fence is located as follows:
- i. **Street/Park Facing Fences** For any fence facing a street or park, such fence shall only be constructed of white painted wood picket or white vinyl picket, in one of the ten picket designs as set out in the Architectural Guidelines. Fence design may only be replicated no more than once every fifth Lot. The height of such fences shall be as described in the Architectural Guidelines. Provided, other designs and/or other maximum heights may be approved by the Architectural Control Committee, so long as the materials and color remain the same.
 - ii. **Rear/Interior Lot Facing Fences** For an fence facing an alley or located in the rear of a house or along the common property line between two Lots (other than a fence facing a park, which are subject to the requirements of sub-section (m)(i) above) shall only be constructed of wood, chain-link, decorative wrought iron or vinyl. The height of such fences shall be no greater than five feet. SW
 - iii. **Painting of Wood Fences** If a fence permitted under this subsection is constructed of wood, it shall be first appropriately primed and then shall be painted white, utilizing Benjamin Moore 103 and 105; Sherwin Williams 107-8070; Glidden 2100, 3600, 3669; Pittsburgh 7245, 6-650; Richards 100, 300; or Devoe 1501, 51501 only.
- n. **Decks**. Decks are permitted, but may only be located in the backyard areas and may not wrap around the sides of the dwelling.
- o. **Grade of Lawn**. All buildings shall be situated such that a finished lawn grade has positive drainage away from the building. The Architectural Control Committee may act in an advisory capacity for such matters. The Declarant cautions Owners that over watering lawns and gardens could cause water to enter into crawl spaces and basements.
- p. **Animals**. There shall be no livestock whatsoever allowed upon the premises. No more than two dogs or two cats or one cat and one dog may be kept on each Lot (other than the Multiple Family Lot, where such restrictions shall apply to each individual dwelling unit located upon the Multiple Family Lot and not to the Multiple Family Lot as a whole). No cats or dogs shall be permitted or allowed to run at large. Any kennel must be located in the back yard area, out of sight from other Lots. No commercial breeding operation may be maintained on the premises. Dogs should be kept in an enclosed structure when not under the direct supervision of its owner. Pet food shall be stored indoors.

FENCE GUIDELINES

Corner lots—

White picket, either plastic or wood all sides.

Maximum height top of fence to 4 feet (48").

Top of post may exceed fence height by no more than 6 inches (i.e. 52")

No privacy fences allowed on sides facing street

Can start at front of house

Interior Lots

Street (Front) facing fence on interior lots—White picket, either plastic or wood. Fence may start at front of house. ~~4 ft~~

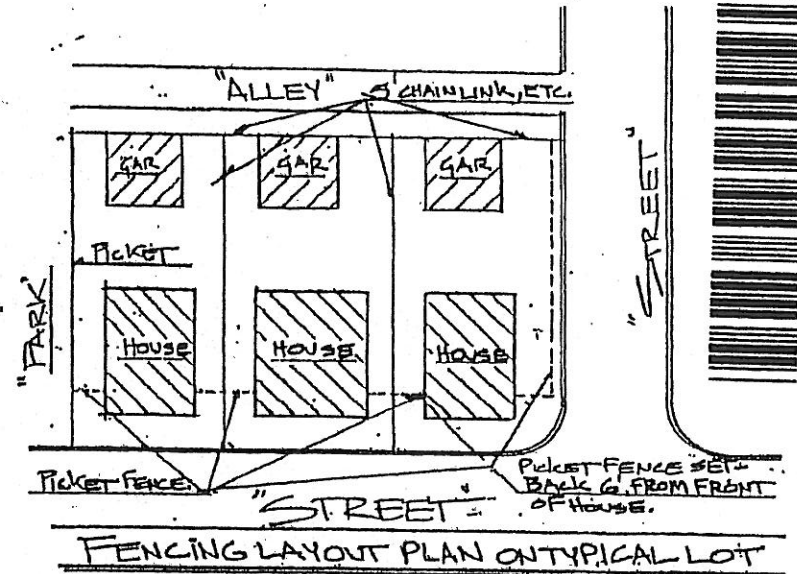
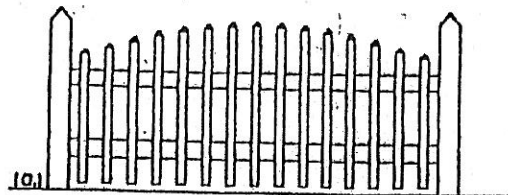
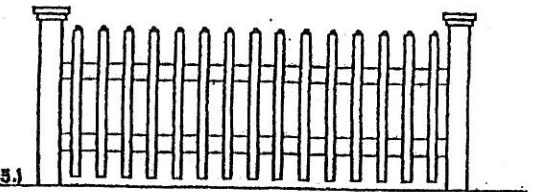
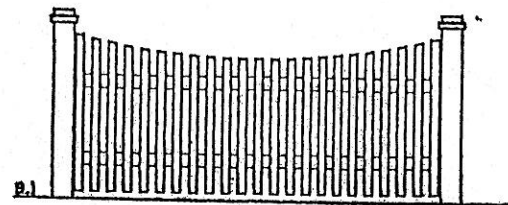
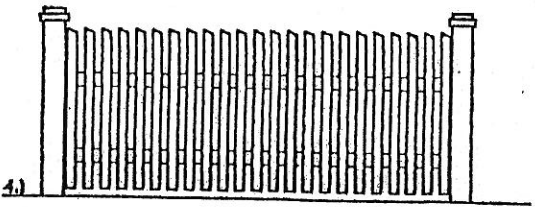
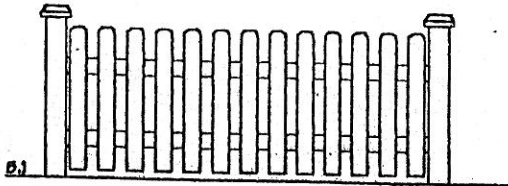
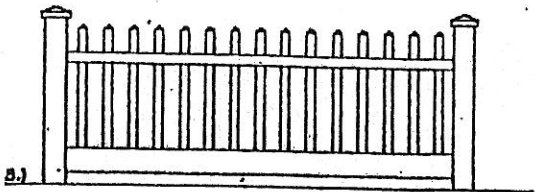
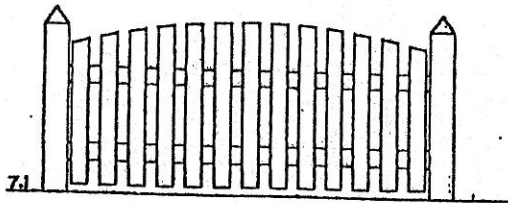
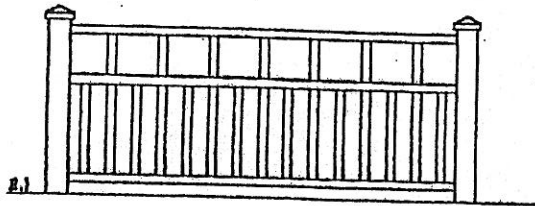
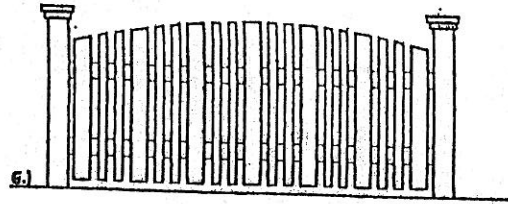
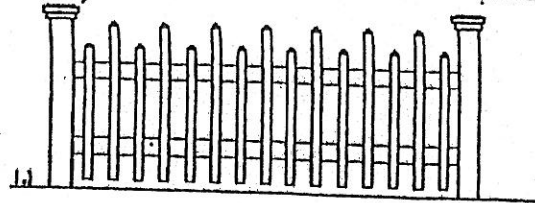
Side fence between houses—any material, 5 foot maximum height for the first 10 feet from front of house.

Side fence after 10 feet can rise to maximum height of 6 feet

Back yards 6 ft privacy fences allowed.

SIDEYARD PICKET FENCE DESIGNS

NOTE: TOP OF FENCE TO BE 40'-44" HIGH. POSTS MAY EXCEED FENCE HEIGHT BY NO MORE THAN 8" (I.E. 48"-52")



In an effort to maintain and enhance the architectural character of Canyon Creek Village, we ask that all lot fencing facing a street or park be constructed of white wood or white vinyl picket fencing from one of the 10 design ideas shown on the left.

To further enhance individualism and unique design, these fence patterns can be replicated no more than once every fifth lot.

AMENDMENT TO FENCING COVENANTS:

FENCES:

No fence shall be constructed of material other than wood, chain-link, decorative wrought iron or vinyl. No fence shall be placed outside of a property line. No fence shall be allowed in the front yard of any dwelling unit. However, dwellings on a Lot with a side yard facing a street or park may install a painted wood or vinyl picket fence per the following conditions.

- A. Individual fence patterns shall only replicate another every fifth lot (from the one being replicated).
- B. Fence & post height, design and dimensions to comply with page 25 of the Architectural Guidelines. If design deviates from the 10 referenced on page 25, approval must be sought from the Architectural Control Committee.
- C. If fence is built of wood, appropriate primer to be installed prior to painting the fence with one of the following white colors: Benjamin Moore 103 and 105; Sherwin Williams 107-8070; Glidden 2100, 3600, 3669; Pittsburgh 7245, 6-650; Richards 100, 300; Devoe 1501, 51501.

No fence shall exceed 5' in height. Furthermore, fences facing front yard and fence installed between 2 dwellings are not to exceed 4' in height.

~~No fence shall be closer than 6'~~ ^{from front of property} from the front building line. No fence or comparable structure shall be constructed or placed on any Lot until after the height, color, type, design and location thereof shall have been approved by the Architectural Control Committee. Fences are structures and are specifically included under the provisions of this Declaration addressing exterior maintenance.

provision on

Every house needs a useable front porch



Roofing Material typically matches the roof of the house.

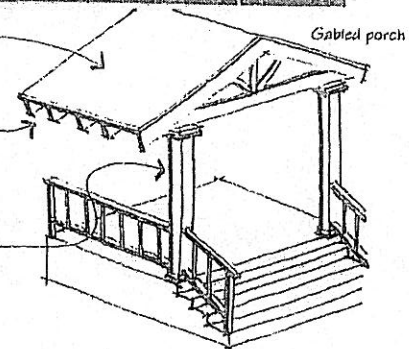
Rafters can be small.
 • usually left exposed if the house eaves have been exposed.

Columns help determine the character of the porch.

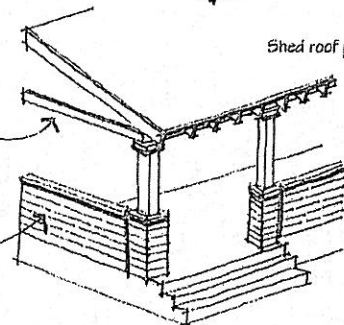
- Typically they are thick and sturdy (8" minimum to 18" wide).
- Columns and beams can be boxed in to achieve larger sizes.
- Trim at top and base are important additions for character.

Beams are typically oversized with a height to width ratio of 1½ high to 1 wide.

Sillings are another major character element.

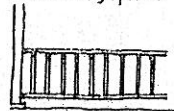


Gabled porch



Shed roof porch

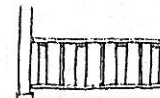
Some railing options



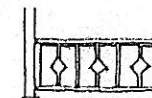
Open - 2"x2"s vertical
 6" maximum spacing



Closed - siding material
 to match house



1"x4"s alternating
 with 2"x2"s



1"x4"s with cutouts

Porch Specs

