

Section 17. Fences and Walls. Except for walls constructed by Declarant, there shall be no fence or wall permitted on any Lot unless it meets the requirements below and has been approved by the ARB as to size, material, color, location, etc. Landscape buffers may be required by the ARB on the outside of any fences and walls. All wood fences must be installed with the posts and supports on the inside. No fence or wall may be constructed in the following areas of any Lot:

(1) Between the street along the front of the Dwelling and a straight line being the extensions of the surface of the furthest set back portion of the front side of the Dwelling to each of the two side lot lines; or

(2) Between the street facing a side of the Dwelling and the side yard setback line for that Lot.

(3) Any easement area shown on any plat of the Property, other than a drainage easement. Any fence or wall within a drainage easement area must comply with Section 11 of this Article IX.

Notwithstanding anything herein to the contrary, so long as Declarant or builders designated by Declarant maintain any model homes within the Property, they shall have the right to fence all or any part of any Lots being used for parking for the term of such use.