

BPHA FORWARD FENCE GUIDELINES

Perimeter Security Fencing Outside the Building Lines of a Lot A perimeter fence within the building lines of the owner's lot is subject to the existing recorded dedicatory instruments for the Association and is not changed or altered by this Policy.

Any fencing installed in front of the front building line of a lot or nearer to a side street than the side building line on a corner lot ("Fence") shall be approved in writing by the Architectural Control Committee ("ACC") prior to installation, to ensure harmony with the exterior of the residence and neighboring properties.

Any wood, vinyl, wire or chain link fencing is strictly prohibited as a Fence in front of the front building line of a lot or nearer to a side street than the side building line on a corner lot.

Any Fence in front of the front building line of a lot or nearer to a side street than the side building line on a corner lot must be black Wrought iron-style fencing made of aluminum, each picket being 0.5 inch square with 5-6 inches between each picket and 1 top horizontal rail 6 inches lower than the top of the picket and 1 lower horizontal rail 6 inches higher than the bottom of each picket. Each picket shall have a 4-sided spire finial. The Fence shall have a height of six feet (6'). The design and layout of the Fencing shall first be approved in writing by the ACC prior to installation to ensure harmony with the exterior of the residence and neighboring properties.

Any portion of said Fence that is not substantially parallel to the lot line between 2 adjacent lots shall include brick columns 1'-4" by 1'-4" square and 6 feet tall and placed on each side of any gate or opening, at any changes in direction of the fence, and any additional columns shall be spaced at least 8 feet on center, each brick column shall be made from Old Bayou color modular size brick (or comparable color as approved by the ACC) and laid in a Running Bond brick pattern with a brick cap.

All portions of a Fence shall either be in a straight line or conforming to the shape of the lot. The Fence shall be no closer to a street than the property line.

Any Fencing shall not block pedestrian access to rights-of-way and/or sidewalks including any gates when open.

On corner lots no Fence (or any landscaping) shall be in the 25 (twenty-five) foot view triangle which extends from the corner of a lot at the intersection of two streets 25 (twenty-five) feet along each of the 2 streets adjacent to the lot. All Fencing must also be in compliance with all city, county, state, or federal guidelines, laws, or ordinances that regulate visibility, roadway sight line requirements, safety, structure, easements, and all other matters related to building codes, traffic codes, and other relevant regulations.

This policy does not apply to temporary construction fencing that will be removed from the property at the completion of any construction. Construction fencing is still subject to ACC approval. All Fencing shall be kept in good condition, and repair at all times, so as not to detract from the overall appearance of the property.