

Sun City Lincoln Hill ARC Application Checklist

Fence & Gate (Wrought Iron)

Checklist 09

An application and approval is **NOT** required if the replacement fencing or gate is the same style, color, height, material and construction as the original fencing or gate and is installed in the original location.

This Checklist is for GUIDANCE ONLY, please refer to the CC&Rs and the Design Guidelines for all other specific requirements relating to your project.

OWNER CHECKBOXES (Must be filled in or noted N/A)

ARC CHECKBOXES

<input type="checkbox"/>	Brief Project Description _____		<input type="checkbox"/>
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Required Documents

- | | | | |
|--------------------------|--|--|--------------------------|
| <input type="checkbox"/> | • Site plan drawing showing the location of fences and gates, elevation of typical fence and gate, and installation details. | | <input type="checkbox"/> |
| <input type="checkbox"/> | • Drawing or photo of the decorative gate. Including color. | | <input type="checkbox"/> |
| <input type="checkbox"/> | • Completed "Open Space Indemnification Agreement" for Open Space Lots only. | | <input type="checkbox"/> |

Select Option Below:

- | | | | |
|--------------------------|--|--|--------------------------|
| <input type="checkbox"/> | Option No. 1: Fence is to be installed on the joint property line and a "Wrought Iron Fence Agreement", (page 3 of this Checklist), signed by the adjacent home Owners is included. | | <input type="checkbox"/> |
| <input type="checkbox"/> | Option No. 2: Fence is to be installed six inches (6") inside the side yard property line and a "Wrought Iron Fence Agreement" is not required. See Design Guideline 7.10.3 for the requirements for a fence perpendicular to an existing fence. | | <input type="checkbox"/> |
| <input type="checkbox"/> | Fencing on corner lot street side yards is a minimum of twelve feet six inches (12'-6") from the back of the sidewalk as required by the City of Lincoln code. | | <input type="checkbox"/> |
| <input type="checkbox"/> | Perimeter fence height can not exceed 5' - 6" including the knee wall with the fence installed on top. Slight height variations are permitted to achieve uniform height appearance, (see diagrams on page 2). | | <input type="checkbox"/> |
| <input type="checkbox"/> | Perimeter fence and gate paint color is black or green equal to Sherwin-Williams SW2929, SW6181 or other ARC approved color. | | <input type="checkbox"/> |
| <input type="checkbox"/> | A front courtyard fence cannot exceed 4 feet (4') in height and shall be black, bronze, brown or other ARC approved color. | | <input type="checkbox"/> |
| <input type="checkbox"/> | All decorative metal or wrought iron gates will be no more than six inches (6") higher than the fence it gates and no more than forty eight inches (48") wide. | | <input type="checkbox"/> |
| <input type="checkbox"/> | Perimeter gates to the community property, open space or golf course are <u>prohibited</u>. | | <input type="checkbox"/> |
| <input type="checkbox"/> | The timeline for completion of work is within 90 calendar days from the start of work and must be completed before the one-year approved application period expires. | | <input type="checkbox"/> |

This checklist must be completed and signed by the Owner along with the Architectural Review Committee, (ARC) Application Form

Homeowner Use

Planned Completion Date: _____

Name: _____

Address: _____

Signature: _____

ARC Use Only

APPROVED _____

INCOMPLETE _____

DISAPPROVED _____

Date: _____

Wrought Iron Fence

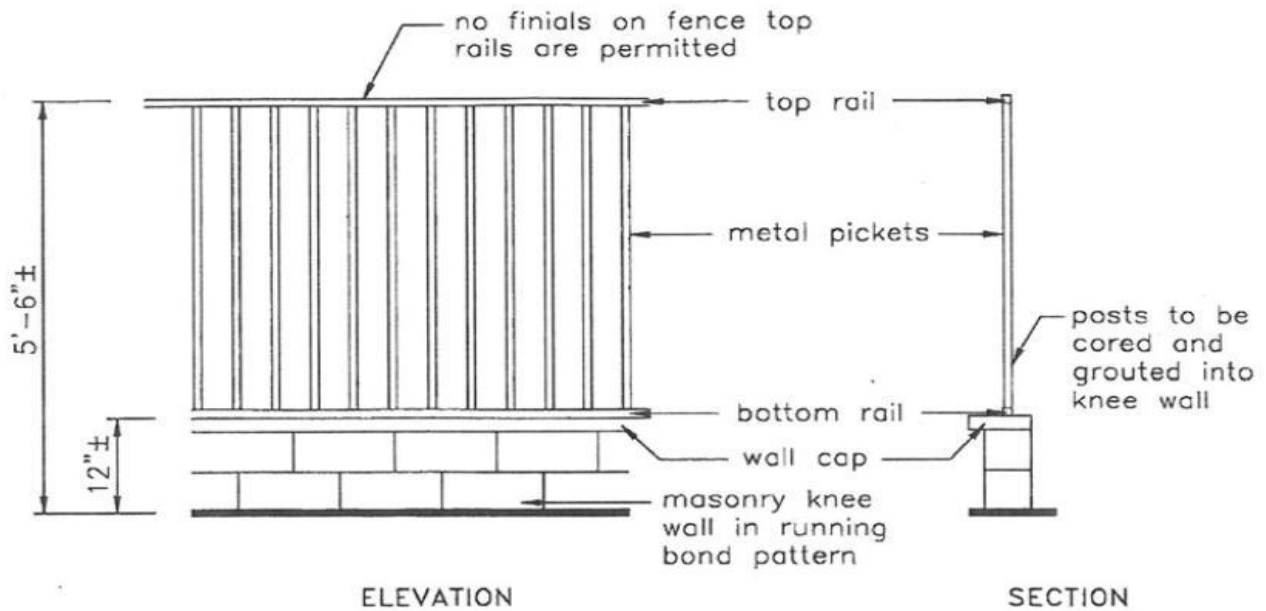


Figure 9.1

CONCEPTUAL KNEE WALL WITH WROUGHT-IRON STYLE FENCE

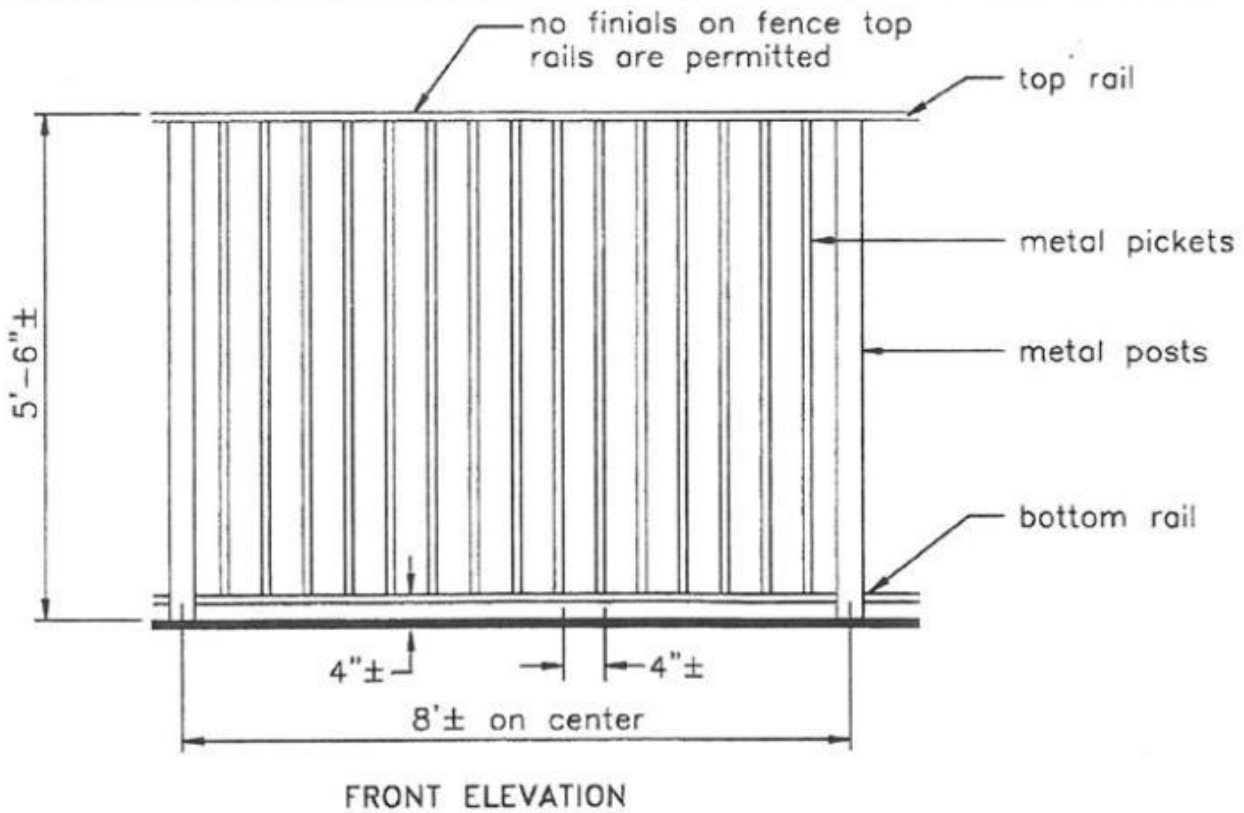


Figure 9.2

CONCEPTUAL WROUGHT-IRON STYLE FENCE

Sun City Lincoln Hill ARC Application Checklist

Common Wrought Iron Fence Agreement

Owners of lots adjacent to the golf course or open space may construct a side perimeter fence along the common boundary line between adjacent lots, so long as the project and its materials are first approved by the ARC. This joint "Wrought Iron Fence Agreement" with the owner of the adjacent lot must be included.

1. I/we _____ Owners of Lot #: _____ Village # _____
Applicant Print Name above

Property Address: _____

and

2. I/we _____ Owners of Lot #: _____ Village # _____
Adjacent Lot Owner Print Name above

Property Address: _____

As Owner(s) of the above Lots we have applied for a wrought iron fence to be located on the property line of the above described Lots as indicated on the Application Plot or Landscape Plan, which includes dimensions, material and color.

The ARC will consider approval of the common wrought iron fence at the location based on the following terms and conditions.

AGREEMENT

We agree that the wrought iron fence will be constructed on the common Lot line and is a common fence and that in the event the party wall/common fence is destroyed or damaged, including deterioration from ordinary wear and tear, the responsibility for maintenance shall be as stated in Section 7.06 of the Association's CC&R's.

1. _____ Lot #/Village # _____ Date _____
Owners signature - Applicant

2. _____ Lot #/Village # _____ Date _____
Owners signature - Ajacent Lot