

**ARCHITECTURAL CONTROL COMMITTEE
SUMMIT NORTH ESTATES, INC.
FENCING GUIDELINES**

All fencing must be Approved by the Architectural Control Committee. This is for all new fencing, including the replacement of existing fences on your property. Please contact the ACC for questions or submissions at acc@summitnorth.org or <http://summitnorth.org/acc-submissions>

Fencing on the 18 Lots along North Cranes Mill Road

- 5' Height
- 3" x 3" Steel Square Tubing Post – Set on 10' intervals
- 2" x 2" Steel Square Tubing Top Rail – Set on Angle
- 2" x 4" or 4" x 4" Welded Wire Fence
- Paint – Rust-Oleum Leather Brown
- Gates – Same Materials as above
 - Only approved and not to exceed 20' total for opening
 - County approval of culvert to North Cranes Mill Road
 - Straight Line of Fence and Gates – No inward panels
- Please install fence 24" from original fence toward your property line.

Note: All fences along the entrance to the neighborhood must adhere to these guidelines for consistency.

Neighborhood Fencing

Wood or Metal Fencing is allowed

- All fencing must maintain a top rail
- No T-Post with wiring is allowed
- All Fencing and Gates in front of the two front corners of the home has to be decorative in nature – approved by ACC
- Dog pens should be behind the home within building lines
- Fencing needs to be painted or stained to match the home or approved colors coherent to the neighborhood which are Rust-Oleum black and or Rust-Oleum leather brown.

Notes : All fencing must be approved by ACC – Failure to do so or violations of these restrictions can and will constitute legal action.