

Fencing Guidelines

Mountain Brook Single Family Detached

Residential Fencing in the Mountain Brook Single Family Detached portion of the community is intended to balance openness to preserve long-range views with the need for privacy, security, screening and safety. Fencing character in the Mountain Brook Single Family Detached portion is natural wood and metal.

Fencing is installed and maintained by the Mountain Brook Metro District (the "District") at certain areas along the perimeter of the subdivision and adjacent to common areas. Additionally, fencing installed by the builder/developer adjacent to Lot 1 of Block 3 and at the rear of Lots 1 thru 12 of Block 1 shall be maintained by the homeowner and must not be altered or removed.

Fencing is optional at other locations as shown on the following diagrams. Please see subsequent diagrams for permitted fencing types by location. Fencing installed by the District on residential lot lines shall be maintained by the District. All other Fencing shall be installed by the homebuilder/developer or homeowner and be maintained by the homeowner. Diagrams depict typical locations; actual locations may vary and are subject to design review and approval.

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Note: The diagram shown on this page is intended to show the type of fencing allowed along different lot lines but does not show setbacks as depicted in the typical diagrams on the following pages.

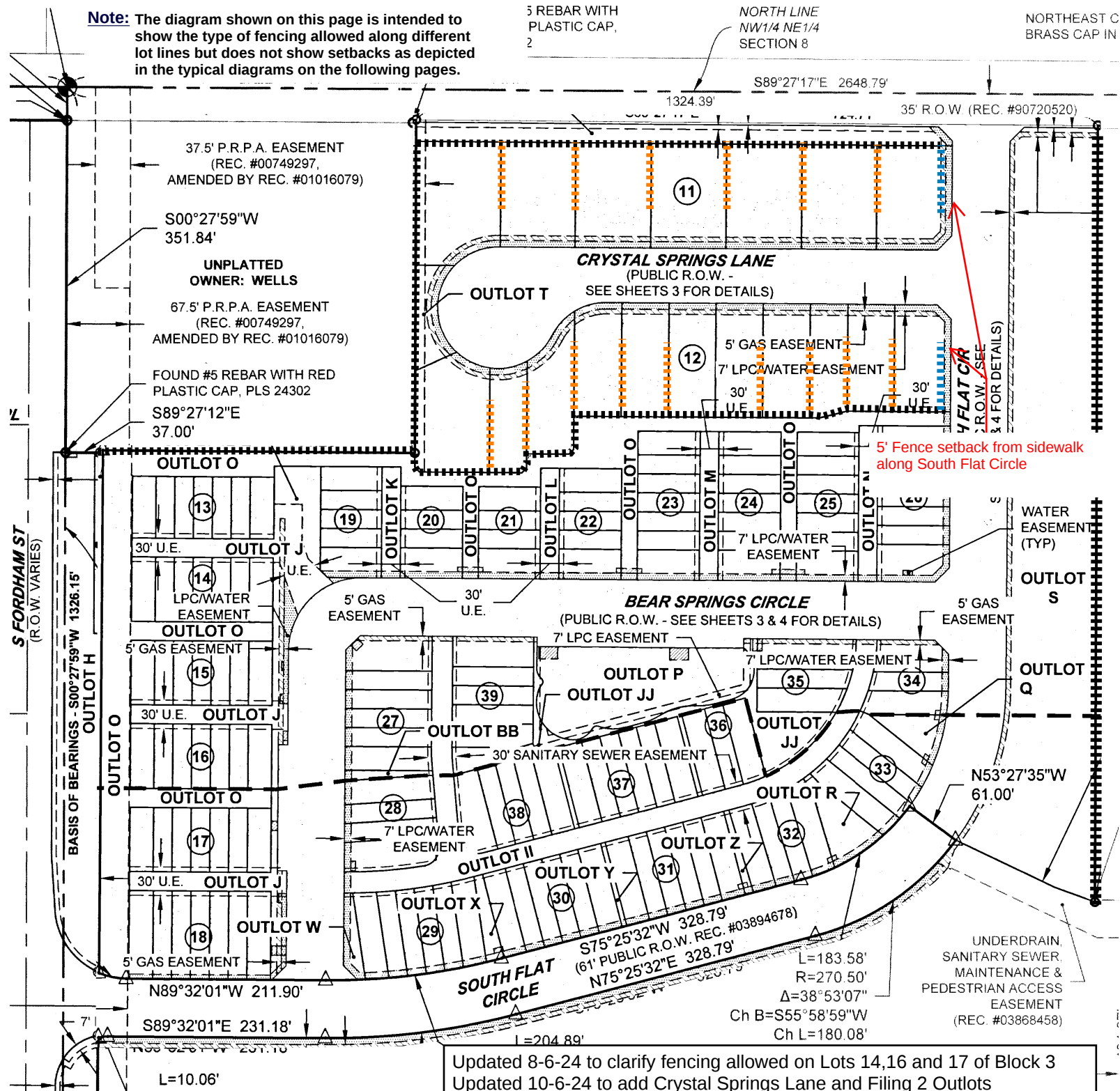
NORTH
FOUN
MONU
(30") &
- N 40°0
W 105'
N 129°
E 310'

MENT (R
& TELEP
ED

5 REBAR WITH
PLASTIC CAP,
2

NORTH LINE
NW1/4 NE1/4
SECTION 8

NORTHEAST C
BRASS CAP IN

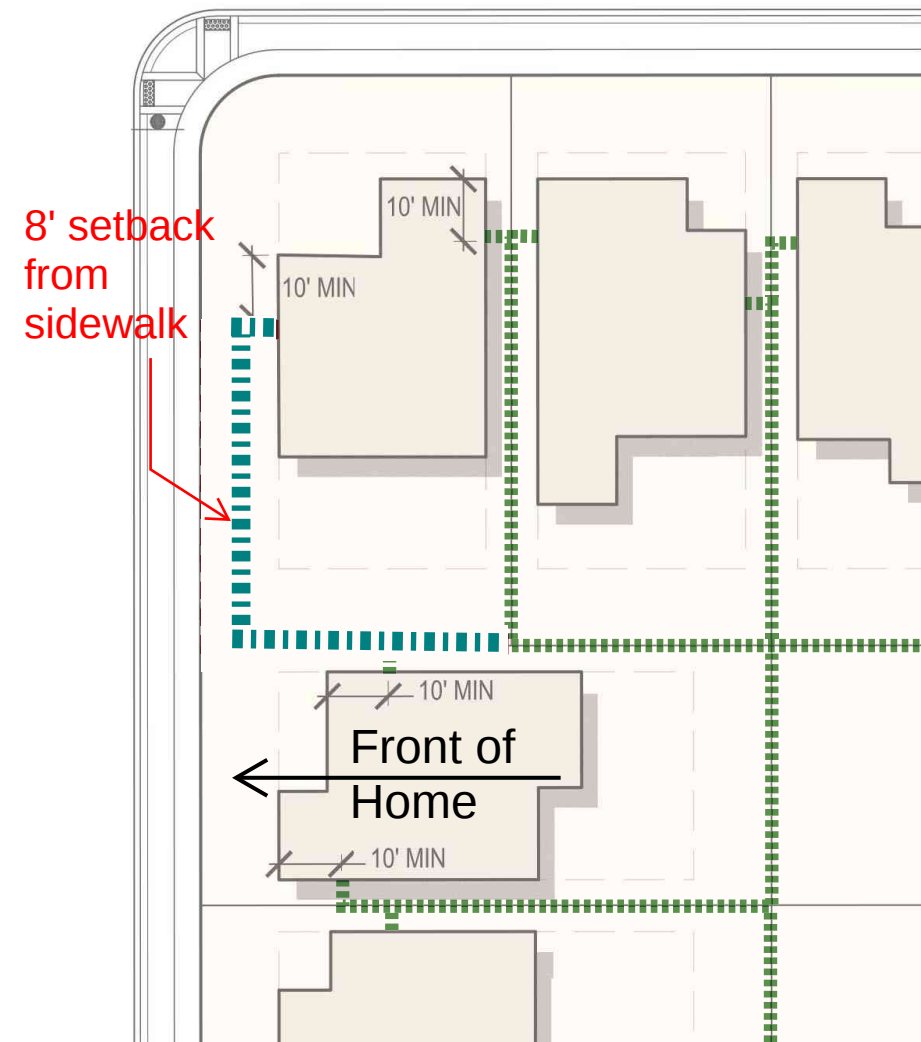


-  **Privacy Fencing (District)**
 **3 Rail Fencing (District)**
 **3 Rail Fencing Permitted**
 **3 Rail or Privacy Fencing Permitted**
 **Privacy Fencing (Installed by Builder/Developer - maintained by Homeowner)**

Fencing Guidelines

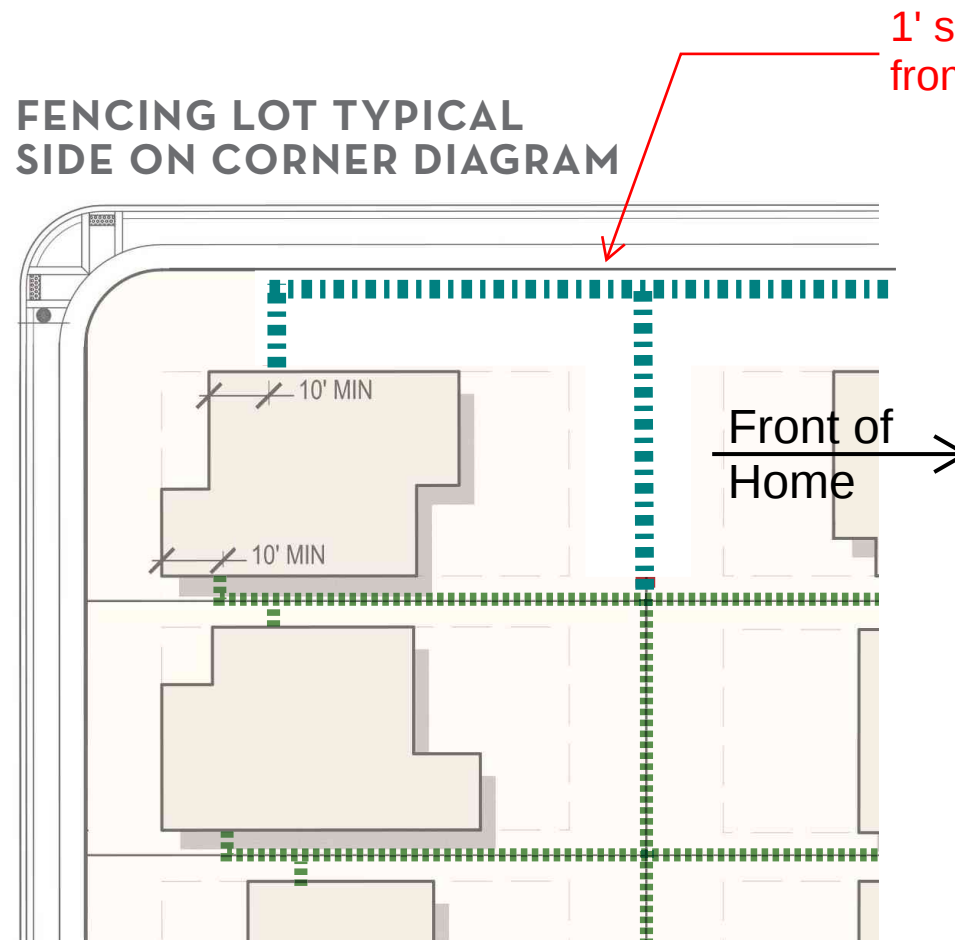
Mountain Brook Single Family Detached

FENCING LOT TYPICAL
FRONT ON CORNER



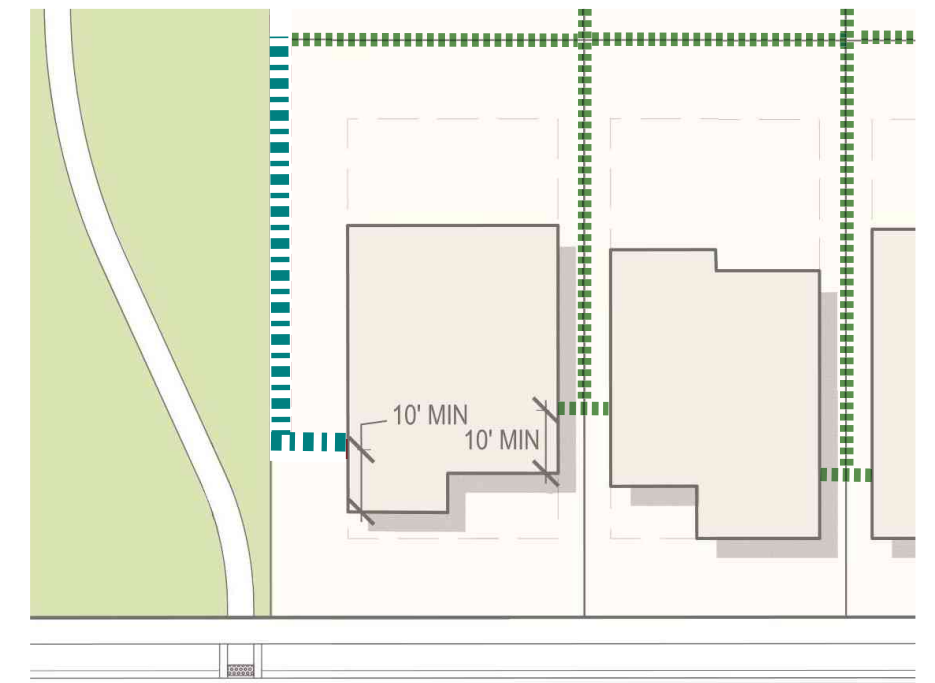
8' setback from sidewalk
when rear of corner lot is
adjacent to front yard of
adjoining lot

FENCING LOT TYPICAL
SIDE ON CORNER DIAGRAM



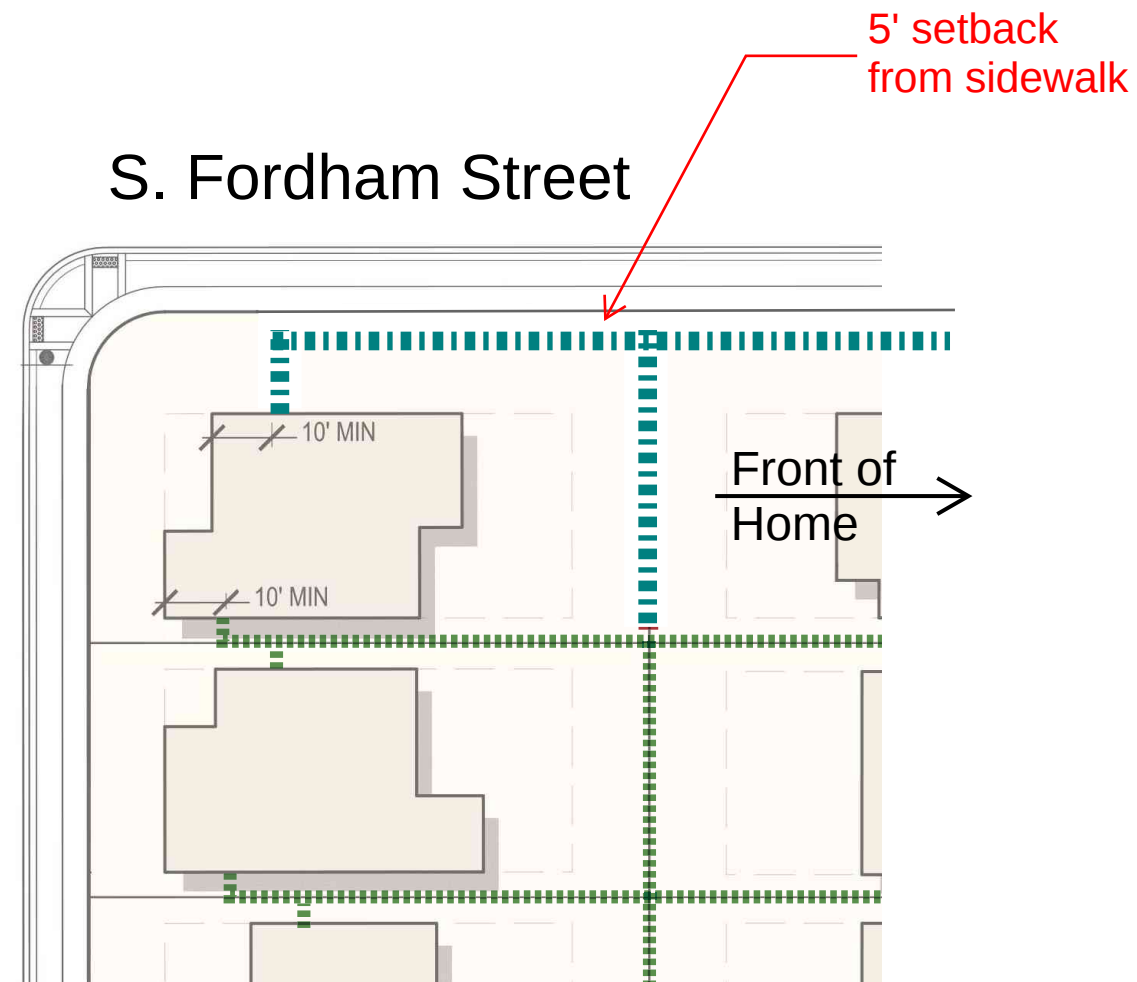
1' setback from sidewalk
when rear of corner lot is
adjacent to rear yard of
adjoining lot

FENCING LOT TYPICAL
OPEN SPACE



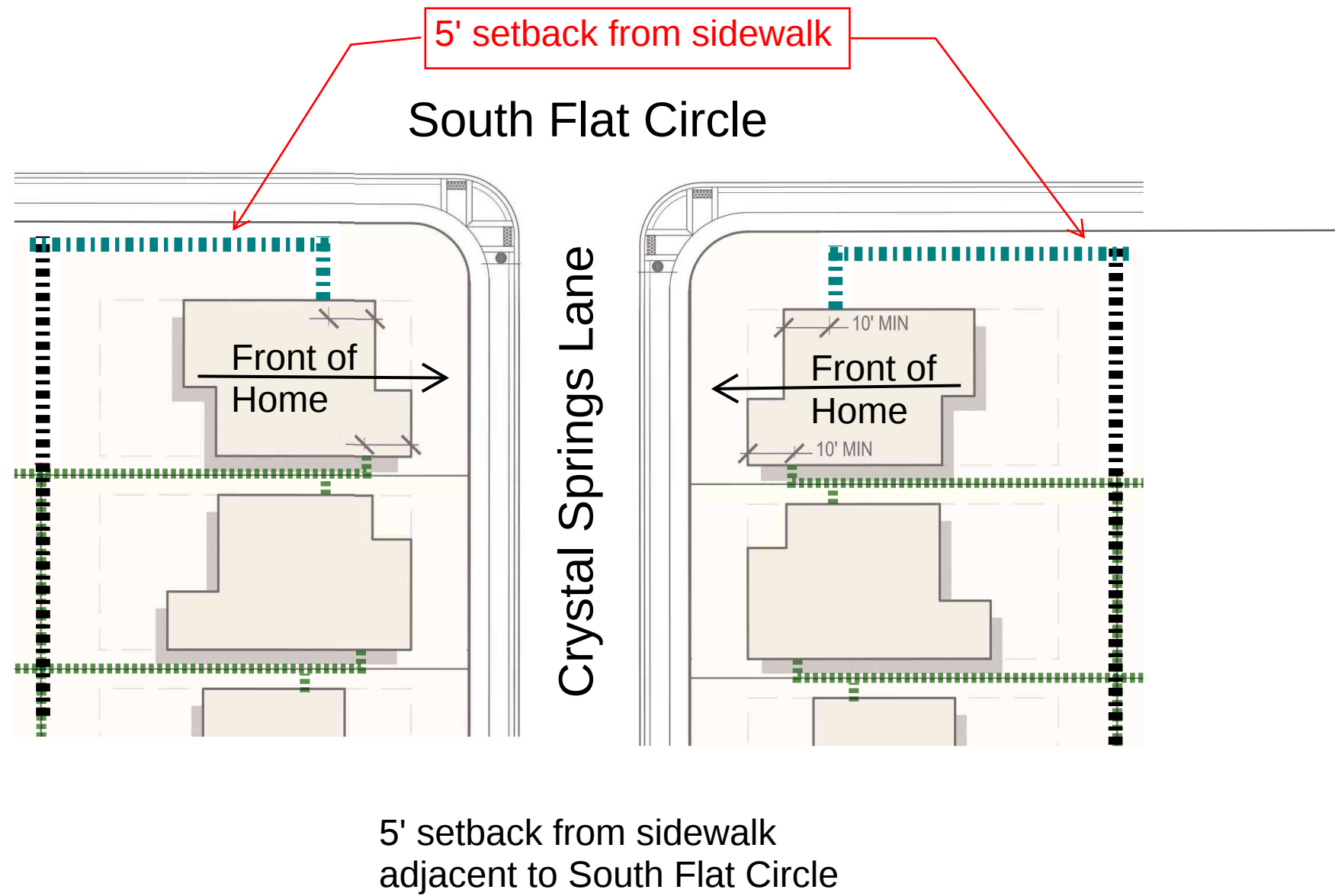
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You are encouraged to contact the Mountain Brook Metro District for clarification, particularly if on a corner or face open space and parks. The District has the right to request removal and replacement for any fences not installed per specifications. In addition,

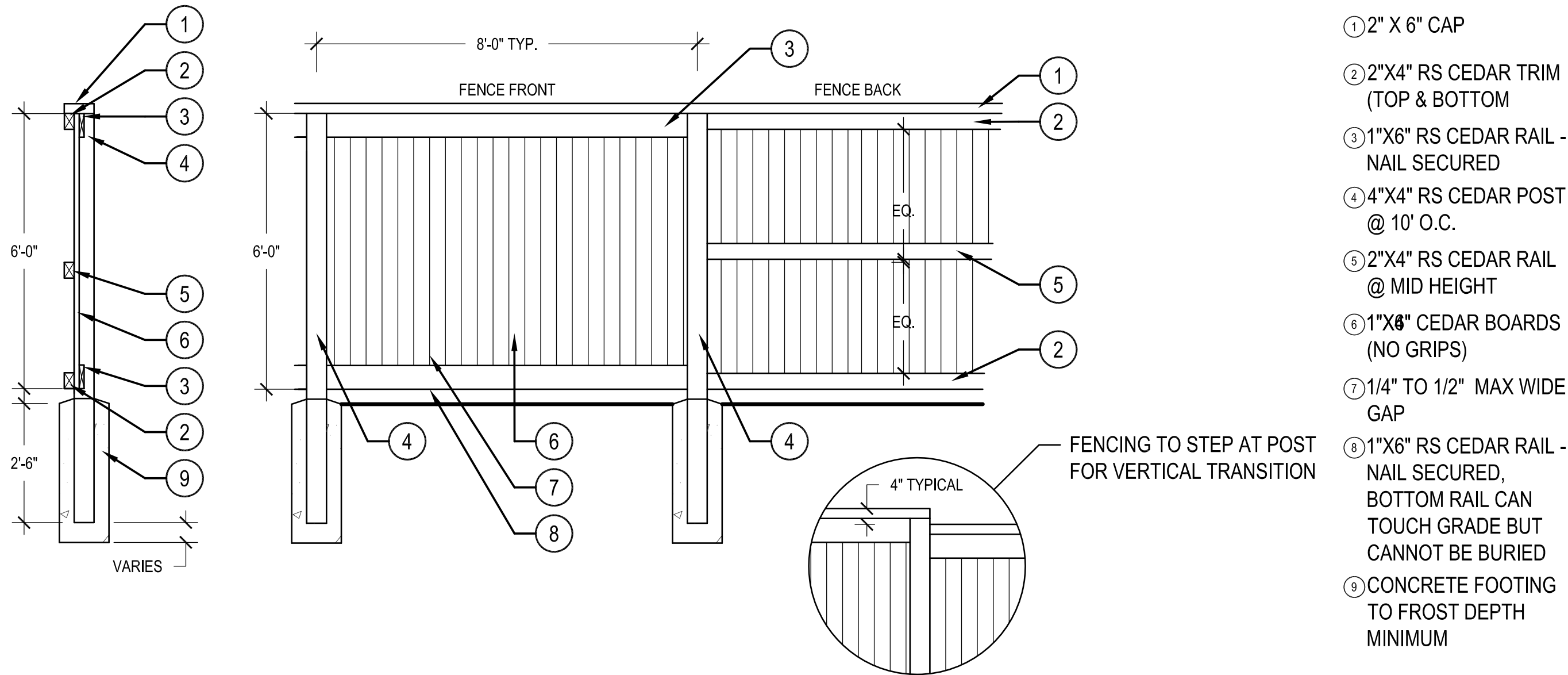
- Wing Fences must be compatible with fencing in which it adjoins.
- Privacy fencing posts, beams, and rails to be installed so that they are facing the interior of the yard.
- 3-Rail Fencing is required for all corner lots and for lots facing a street, park, open space, farm lots, etc.
- Fencing shall be setback ten (10) feet from the front plane of the house unless home design elements (such as window/doors) conflict with fence location. If there is a conflict the fence can be set back no less than five (5) feet from the front plane of the house.
- No more than one gate allowed.
- No gates will be allowed in any fencing to provide access from lots to open space areas, streets, or common areas.
- Front yard fences are not permitted.
- Perimeter/Open Space fencing installed by the District **may not be removed, changed, or modified** except for the installation of 2" x 4" galvanized welded wire mesh (10 gauge). Welded wire must be professionally installed or installed properly by using the "stretch" method and be placed on the interior of the fencing.
- Each Owner shall be responsible for maintaining, repairing, and replacing, in a reasonably attractive manner, any fence located on such Owner's lot, unless such fence is to be maintained by the District.
- Fencing installed by the builder/developer adjacent to Lot 1 of Block 3 (currently Trunck property) and at the rear of Lots 1 through 12 of Block 1 (adjacent to Even property) shall be maintained by the homeowner and must not be altered or removed.
- Any fence located on a lot line between two Units shall be maintained jointly by the Owners of such Units if the fence was installed by the respective builder. Any fence located on a lot line between two lots that was installed by one of the Owners shall be maintained by the Owner who installed the fence.

Fence Stain Required – All fences, interior and exterior, installed by Owners shall be stained using

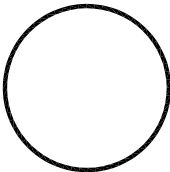
BEHR Semi-Transparent Water-Based Wood Stain Chestnut-110

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Privacy Fencing



6' SOLID - 6" PICKETS + POST WOOD FENCE

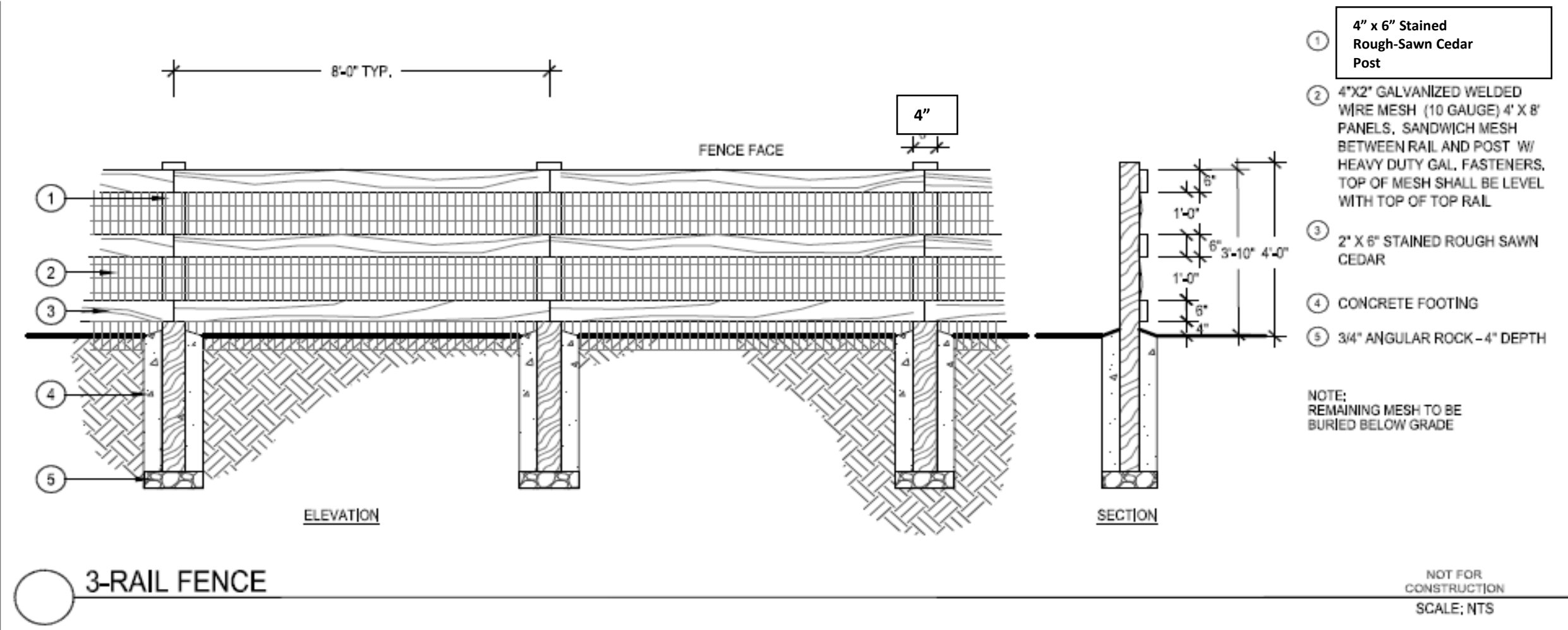
NOT FOR
CONSTRUCTION

SCALE: NTS

Rev 2-23-2024

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3 Rail Fencing