



OAKMONT VILLAGE ASSOCIATION
ARCHITECTURAL COMMITTEE

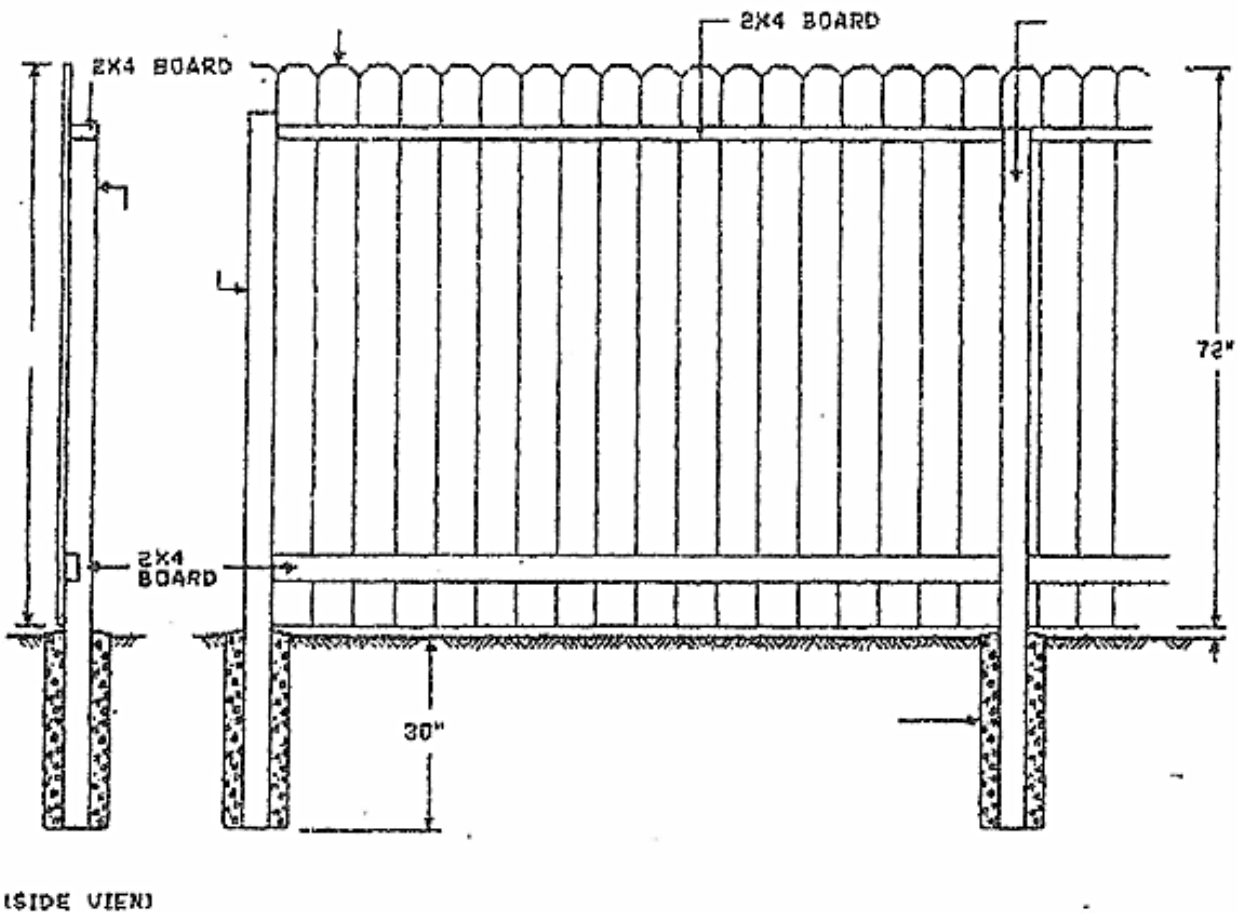
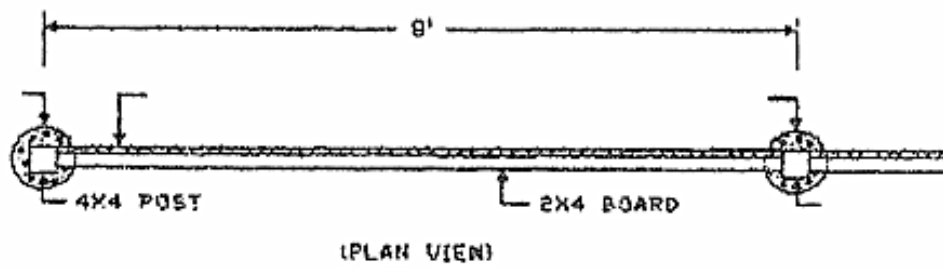
FENCE POLICY

- The attached designs (Types 1-18) are pre-approved by the Architectural Committee, but an application must be submitted to and approved by the Architectural Committee before any work is performed. Types 8 and 9 are limited to specific areas. Type 10 requires identification of gauge and grid size.
- ~~All fence material within the 0-5' of the house must be constructed of nonflammable, Class A or Class B fire resistant material.~~ **All fence material directly attached to or immediately adjacent to a home or structure and out a distance of five (5) feet from the home or structure, must be made of metal, Class A or approved nonflammable material.**

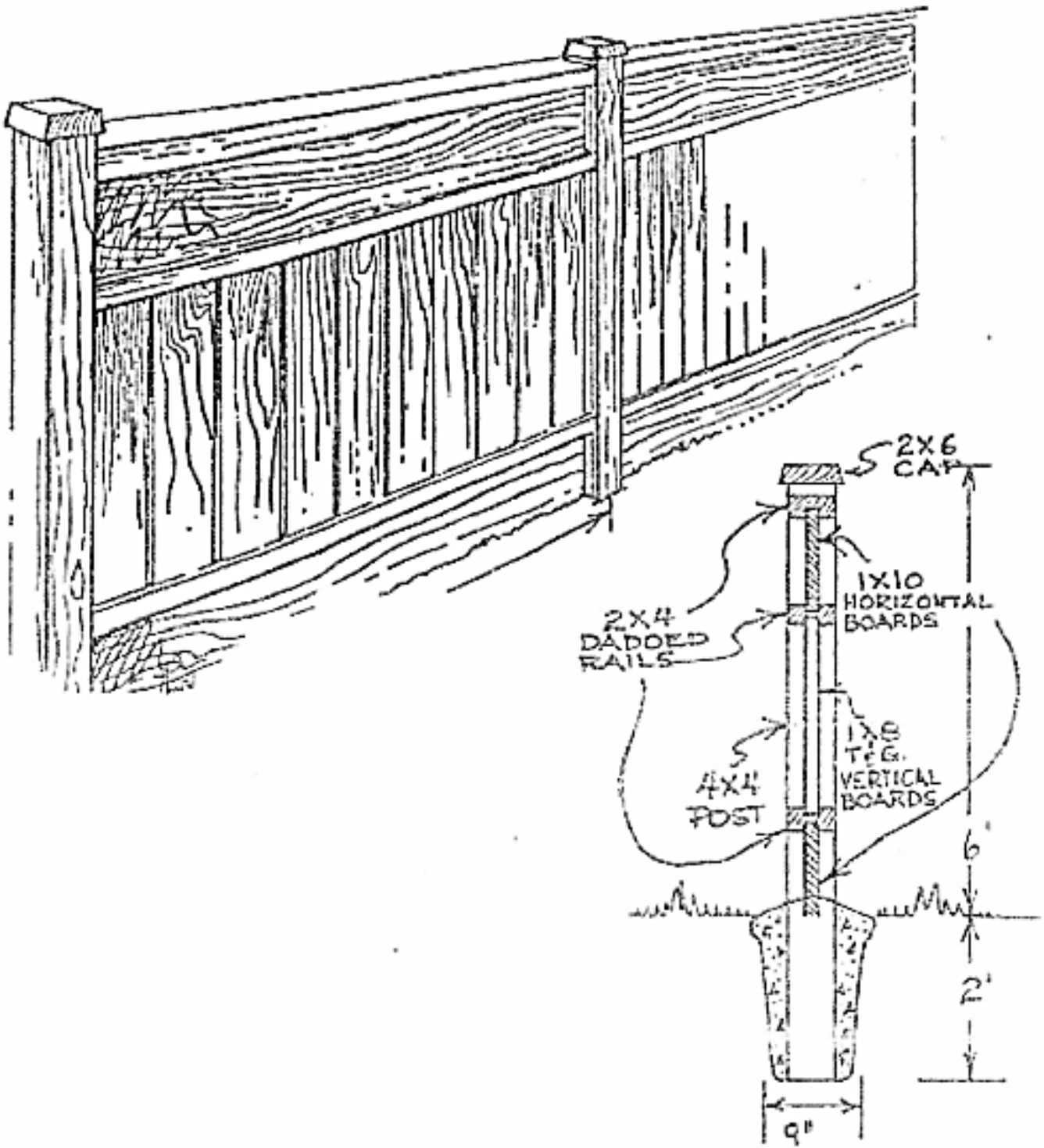
Choice of color for a fence will be subject to Architectural Committee approval.

- If you request a different fence design, please attach a sketch or photo with your application.
- The Standard height of fences in Oakmont is six (6) feet. Seven feet is allowed with one (1) foot of lattice: eight (8) feet is allowed with two (2) feet of lattice and a City Building Permit. Exceptions are golf course lots, street side yard within fifteen (15) feet of lot line and non-enclosure front yard fencing. *See Decorative Non-Enclosure Fence Policy* for non-enclosure front yard fencing.
 - Golf Course fences: On lots bordering the golf course, fencing of four (4) feet height, in an open design, such as Type 10, may extend beyond the rear of the dwelling only upon the prior written approval of the AC. No fence or landscaping used as a fence shall be constructed closer than 25 feet of the lot line which abuts the golf course except with approval of the Architectural Committee.
 - Street side yard fencing: Fencing at side yards bordering a street may be no nearer than fifteen (15) feet of the side lot line.
- Hedges or a line of shrubs are subject to height restrictions dependent upon location: six (6) feet for side and backyard fencing not on golf course; three (3) feet for area forward of the front of the house; four (4) feet for area along the back and sides beyond the rear of house on golf course lots.
- Height measurements will be made from the lowest natural grade which may be the bottom of a retaining wall on which the fence is built.
- All fence designs, locations and heights shall be subject to prior approval by the Architectural Committee. If your application requests one of the sample design Types, your design choice may be shown by listing the Type Number.

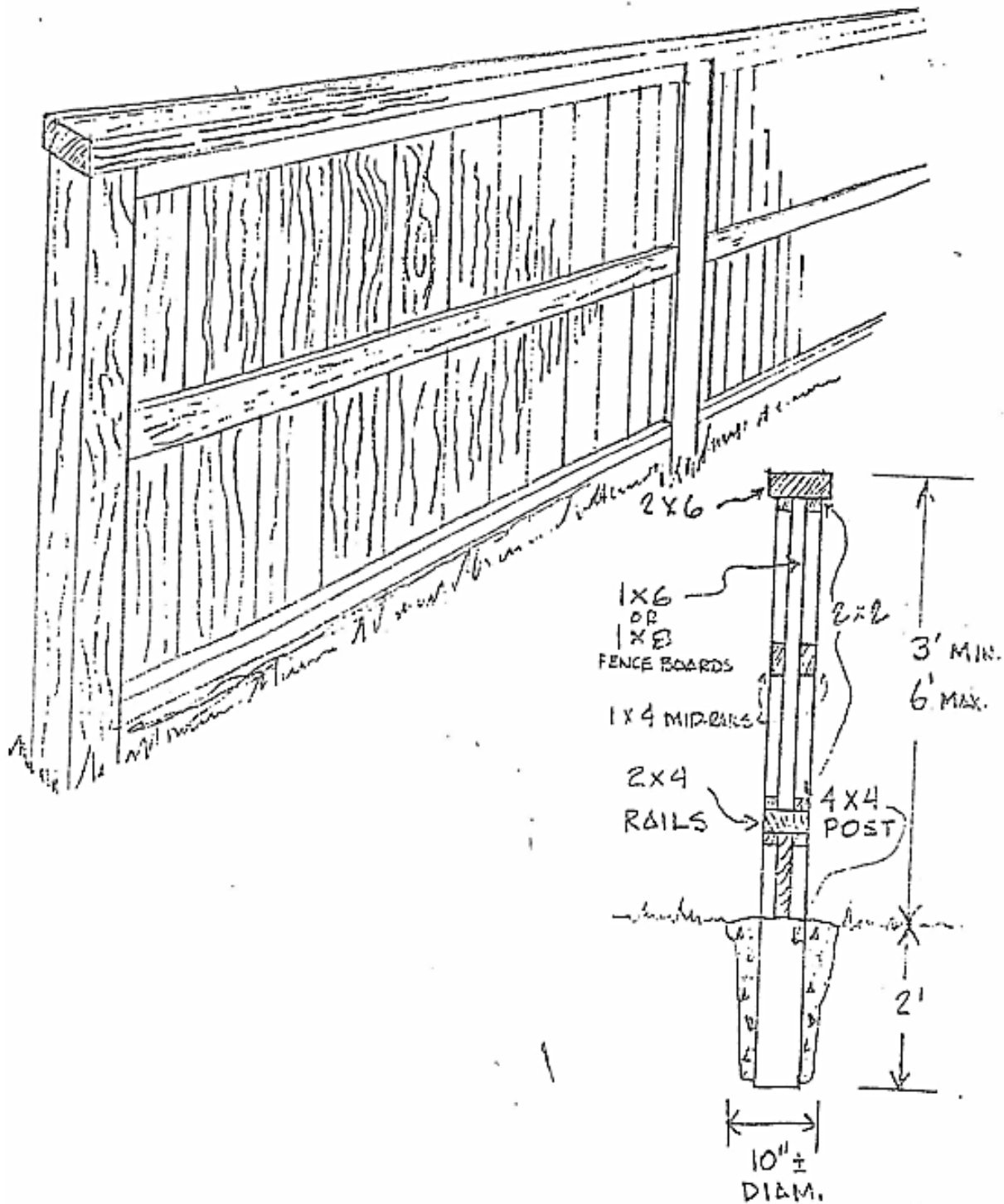
1X6 DOG EARED BOARD FENCE



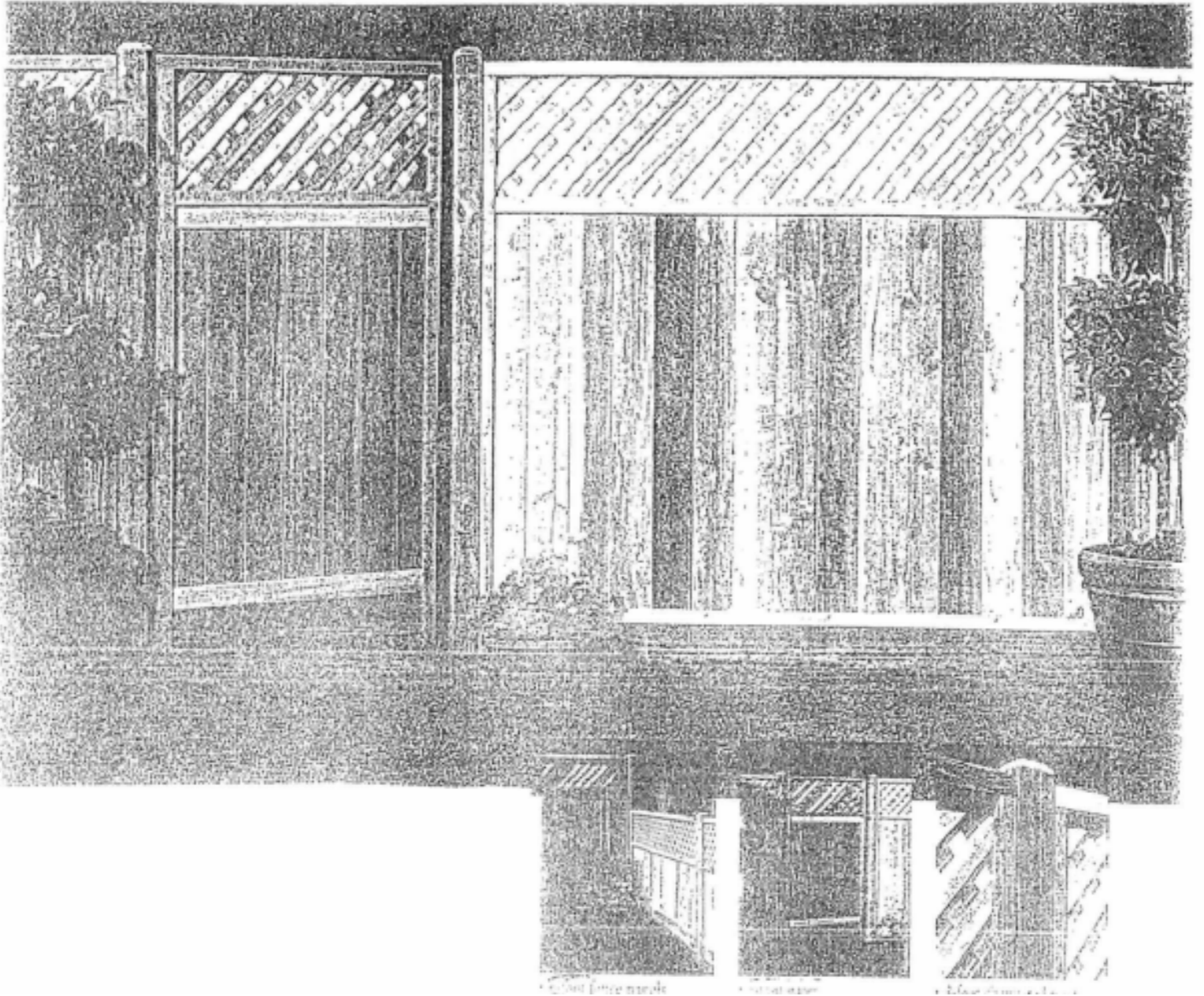
Fence Type 1 Dog Eared Board



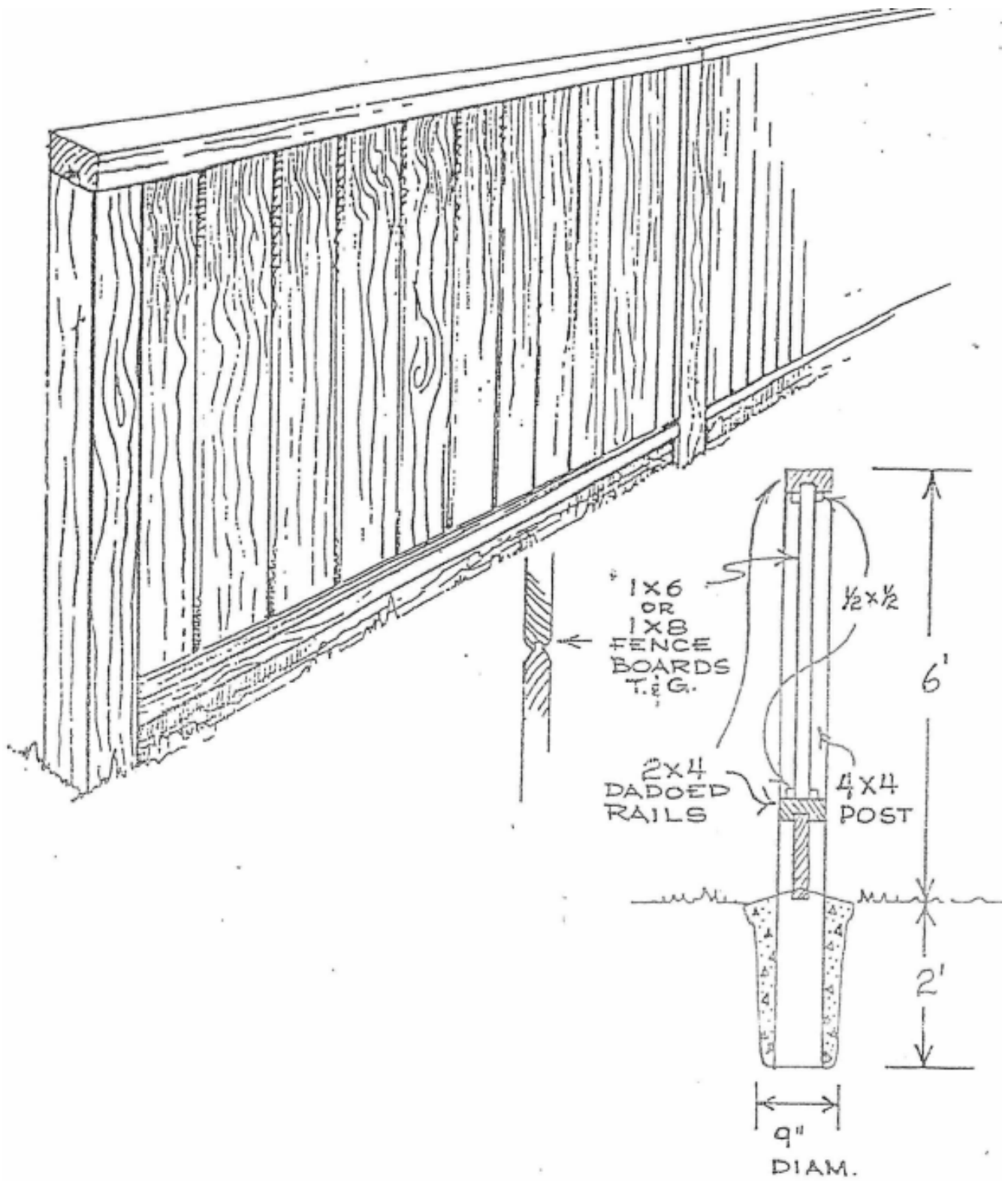
Fence Type 2 Horizontal-Topped



Fence Type 3 Framed Vertical

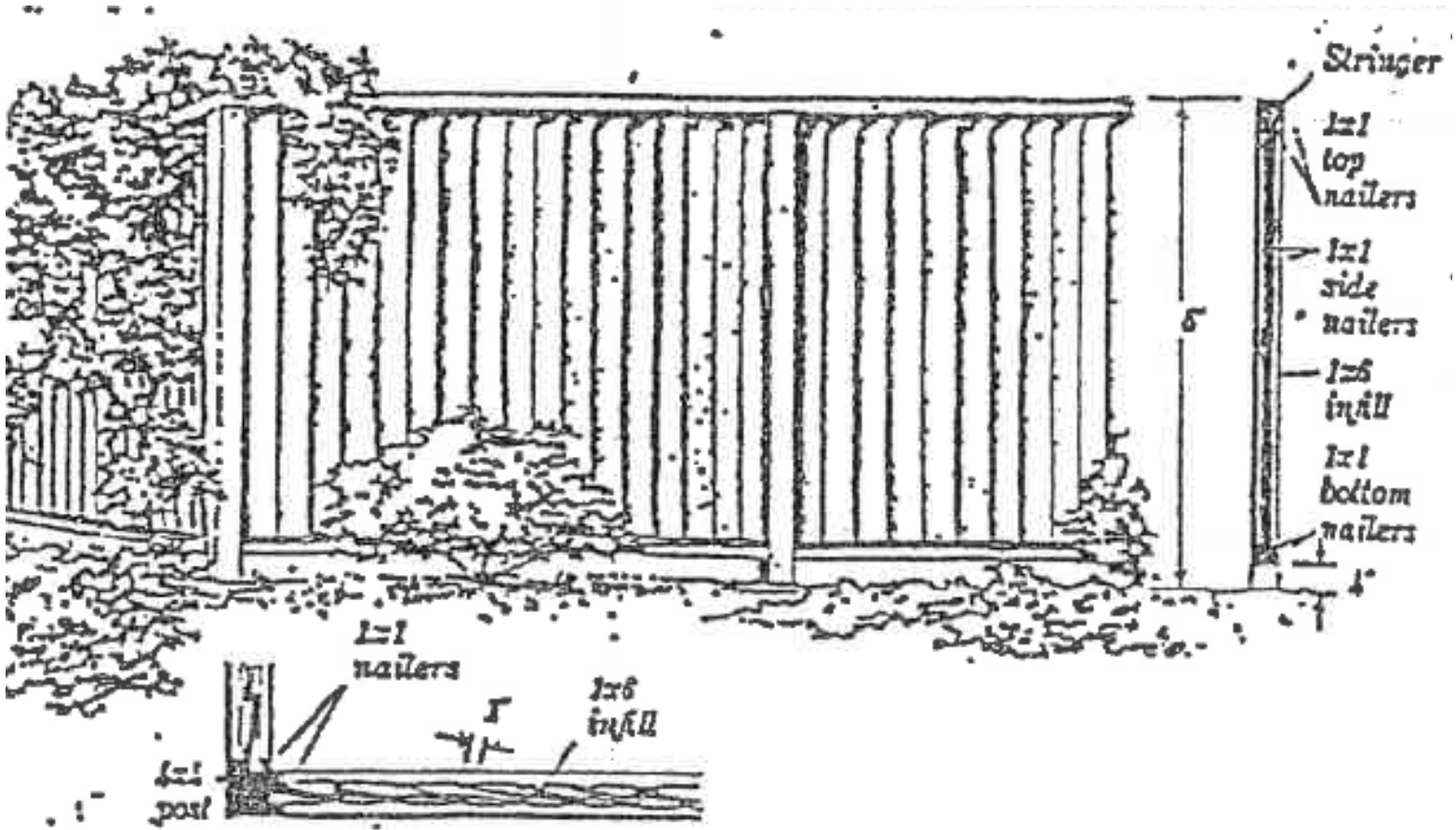


Fence Type 4 Lattice-Topped



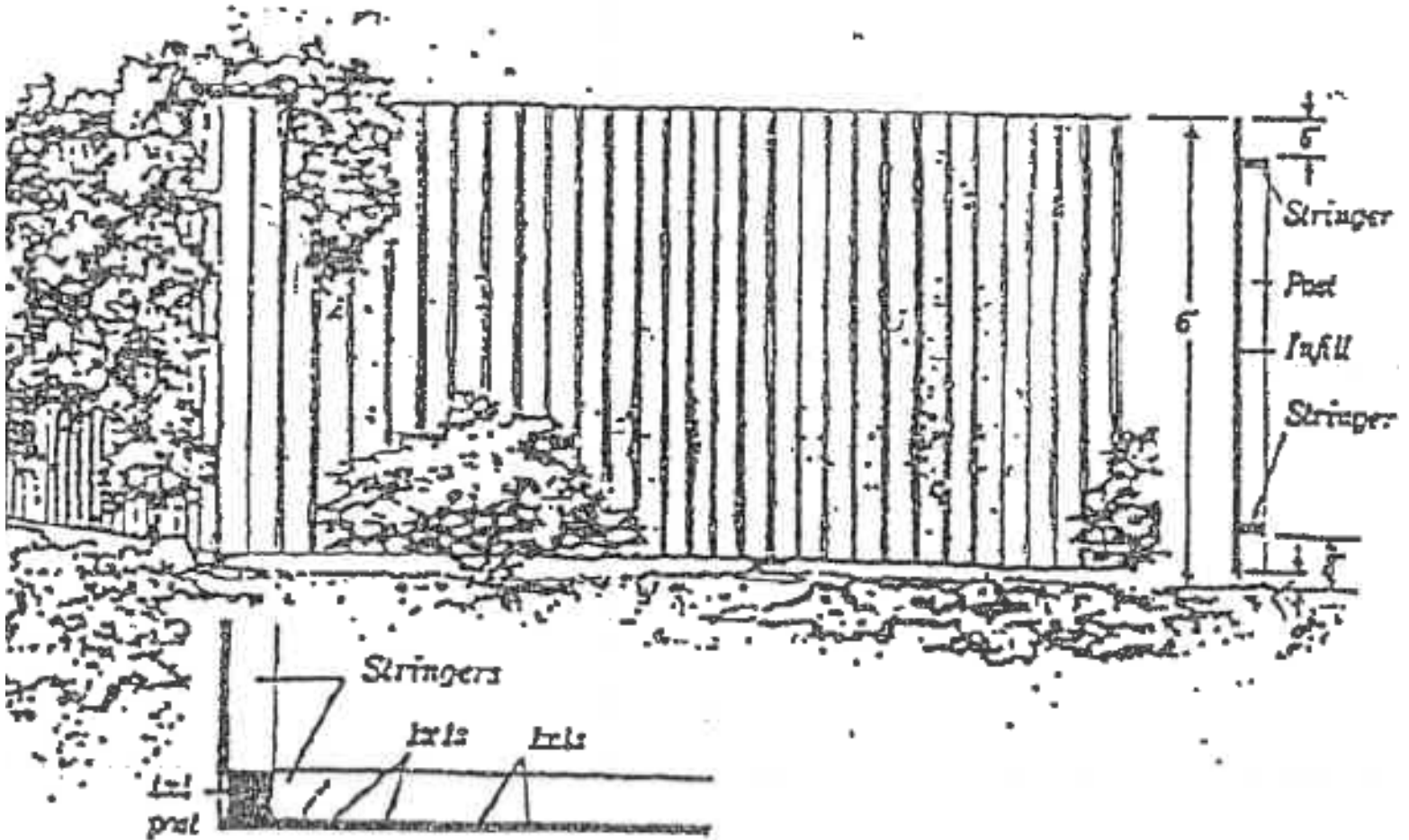
Fence Type 5 Tongue and Groove

Weatherboard fences are classic, condensed versions of the louver style. Boards are mounted between a paired set of horizontal nailers with each board edge overlapping the next. This produces a fully closed fence for maximum privacy and lends a pleasant pattern of shadow-highlighted textural interest as well. Construction requires a little extra time, since overlapping board edges must be carefully positioned and the infill is inset to the frame. Its cost is about equal to the of the basic board fence.

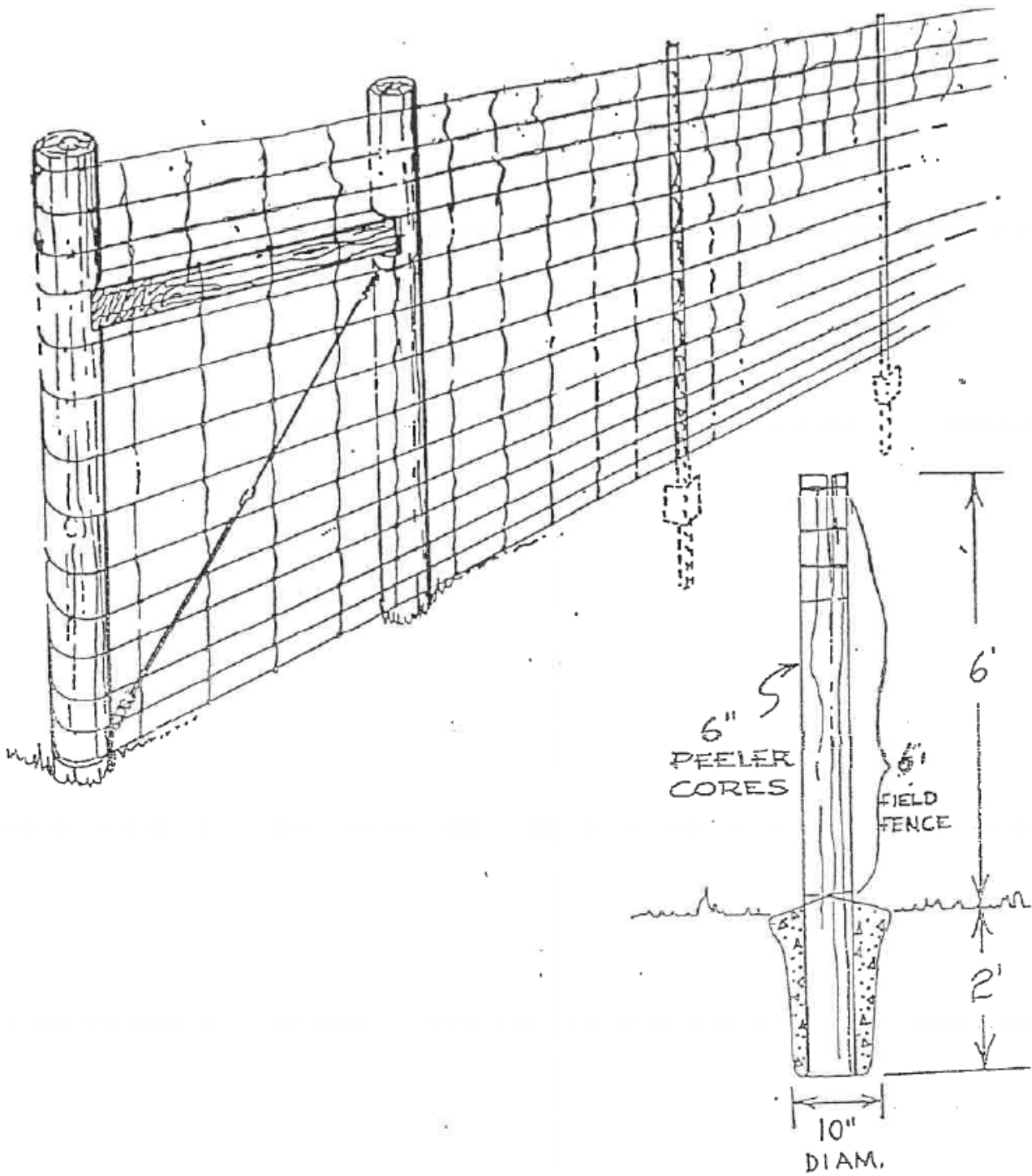


Fence Type 6 Weatherboard

Alternating board widths is another way of adding rhythm and scale to a simple, straightforward board fence. The shift from wide to narrow sets a pattern that is distinctive, yet calm. Board edges abut, and at each joint, a subtle shadow line is produced which delicately punctuates the vertical direction. The cost, installation time, and degree of privacy are equal to those of the basic board fence, but the visual effect is richer.

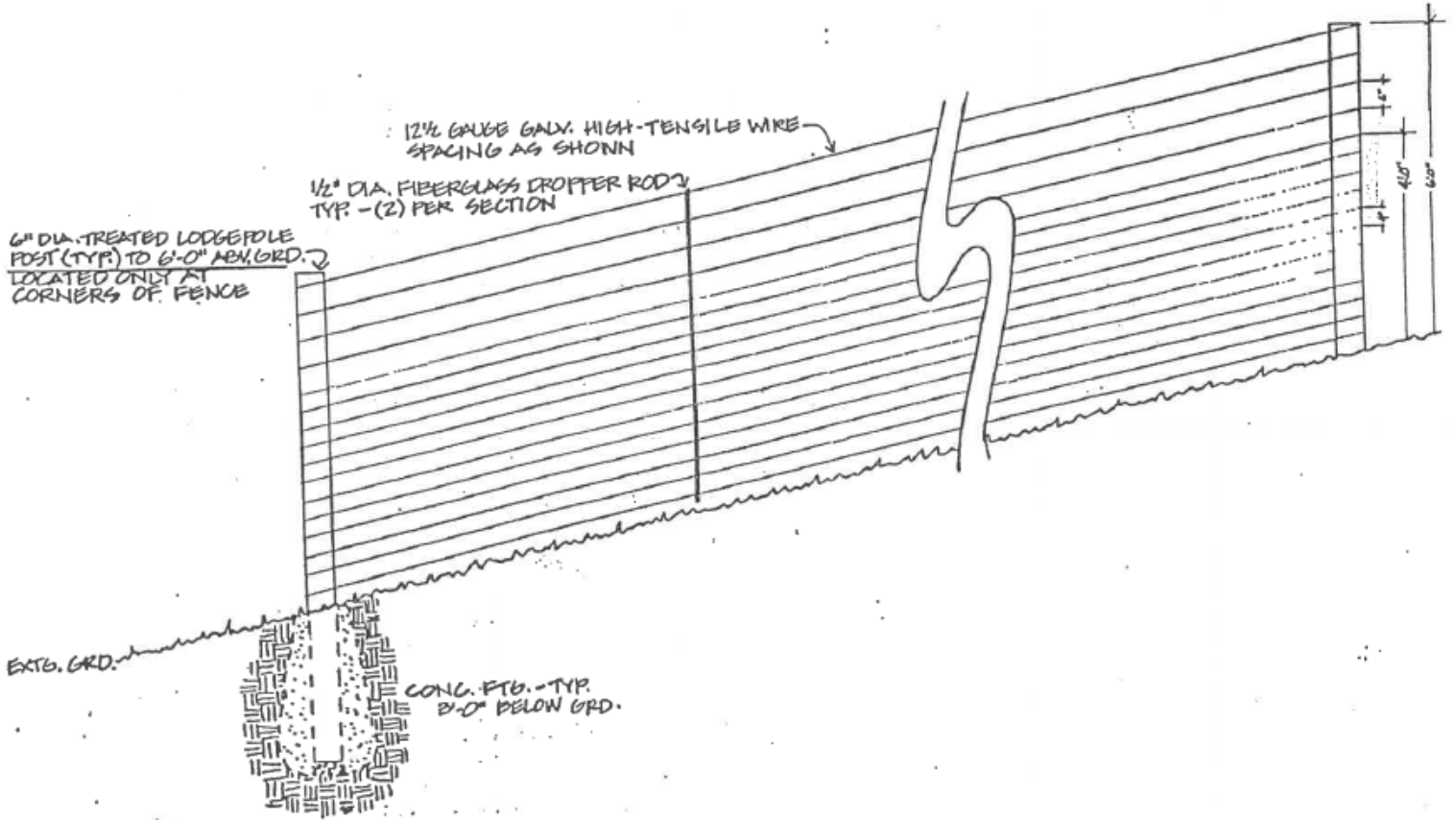


Fence Type 7 Alternating Board Widths

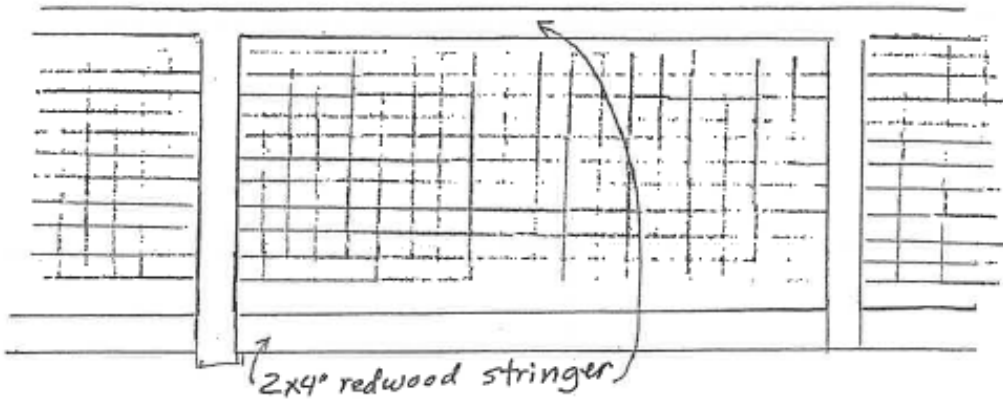


Fence Type 8 Wire On Post (Deer & Rabbit) – Limited To Specific Areas

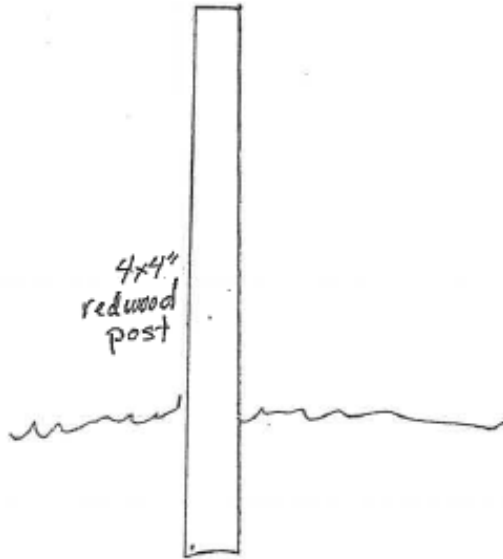
NEW ZEALAND STYLE HIGH-TENSILE WIRE FENCING



Fence Type 9 New Zealand High-Tensile Wire – Limited To Specific Areas



**Fence Type 10 Framed Wire
(Specify Gauge and Grid")**



Fence Type 11

Non-combustible & Class A/B Gate & Fence examples for 0-5 ft



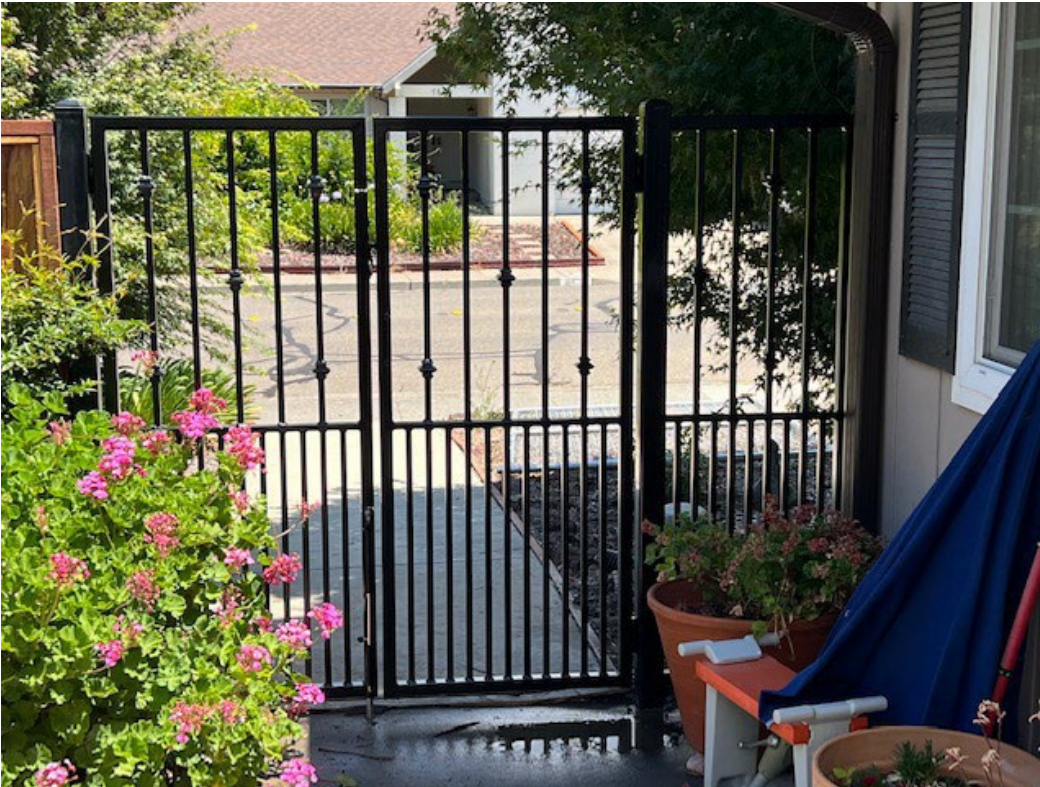
Gate #1 Type 12



Gate #2 Type 13



Gate #3 Type 14



Gate #4 Type 15



Gate #5 Type 16



Gate #6 Type 17 - Stock sized gates & hardware ordered from one of the local major hardware chain stores, installed by homeowner.



Fence Type 18