

b. Fences

All fencing built within The Meadows at Coal Creek shall be consistent with the fence types described in the P.U.D. and adopted by the ACC for The Meadows at Coal Creek. Wherever possible, the open-rail fence prototype is preferable to the six (6) foot high privacy fence prototype because it provides a transparent look while creating a sense of enclosure at the same time. If utilized, the six (6) foot high privacy fence should be built in conjunction with a landscaping scheme which softens the solid appearance of the fence and must step down from the six (6) foot height. Masonry wall fencing will be allowed by review. The first owner to install a fence must put the "friendly" (smooth) side of the fence to the outside. All other fences such as lot line fences between residences, privacy fencing, patio enclosures, trash receptacle screens, etc., shall be of a type, color, finish, etc., comparable with the fence prototypes as determined by the ACC. Chain link fencing materials will not be permitted for fencing of yards.

No solid fences shall be allowed within 20 feet of the street except when used as a courtyard screening fence and integrated into the front elevation. Also, an open rail fence shall be permitted in planting areas not more than thirty (30) feet in length.