

**STONEBRIDGE**

10/1/2003

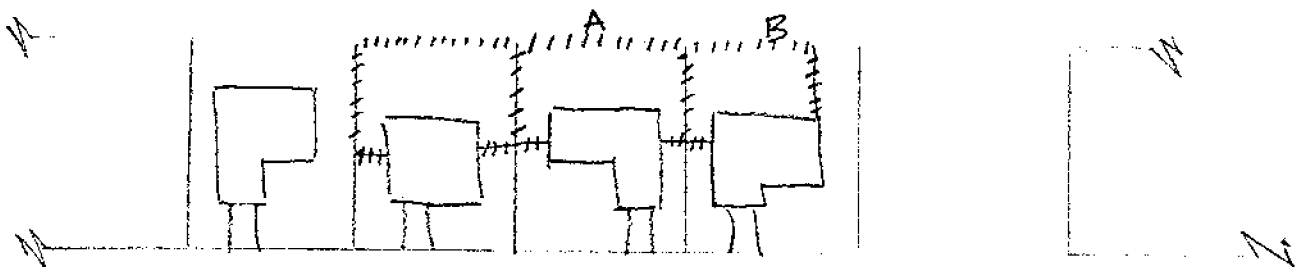
All fences or sheds **MUST** be approved by the ARB (Architectural Review Board) before they can be built in Stonebridge. Owners are responsible for obtaining all necessary permits with Chatham County. Failure to do either of these could result in removal of the fence or shed at the owners' expense. Approval by the Stonebridge ARB does not guarantee approval by Chatham County.

The ARB will use the following as general guidelines for approval; however meeting these requirements does not necessarily guarantee approval. Each request is considered individually and the Stonebridge ARB retains the right to determine the acceptability of any request.

**ARB Guidelines for Fences**

In order to create a consistent upscale look for the community, the ARB is setting the following guidelines for fences:

1. All plans for fences shall be submitted to ARB for approval.
2. Fence design shall be shadow box.
3. Fences shall be six (6) feet high along property that abuts to other homeowners or to nature preserves and stepped down to four (4) feet high along property that backs up to lagoons.
4. Fences shall be natural wood.
5. Fences may not be painted.
6. Fences may run perpendicular from the house to each side property line. The fence shall then run along property line toward rear of homesite and across rear property line. (Example A)
7. On corner homesites, the guidelines are the same as Line #6 with the exception of the fence that runs along the street side. Fences that run along the street side shall run from the back corner of the house to the rear property line. (Example B)
8. All fences along the street side or any other common area property should be landscaped to maintain the beauty of the community.
9. In submitting plans to ARB for approval, the application should show the location of the fence, the location of the gate(s) and show the landscape design.



**Detached Storage Sheds**

1. Detached sheds will be allowed providing that the general construction of the building is of similar style to the main house.
2. It must have the same roof shingles and the same style and color of siding and trim.
3. The plate can be no higher than 8 foot.
4. A hip roof is preferred
5. Owners must submit a scaled and dimensioned plan. Any additional sidewalks or stoops must also be shown. Elevation drawings of all sides where there is a door or window must be shown.
6. Owners must submit a site plan showing exact placement on the lot in relation to the main house and must fit within all building setback requirements plus 2 feet.
7. No shed may be placed on any side of a lot that runs along common area property, or on a corner lot side that abuts the street.