

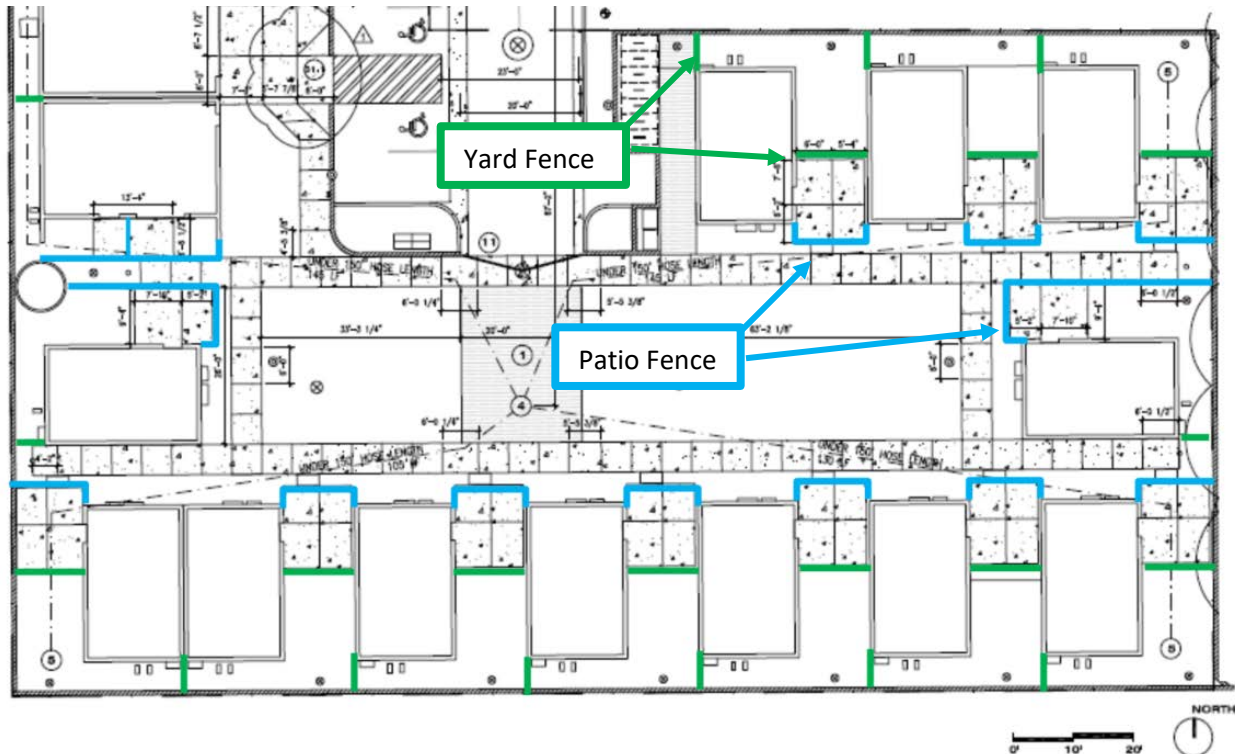
Tempe Micro Estates Fencing Policy

The purpose of the Fencing Policy is to create guidance for homeowners who wish to build fencing to enclose their yard. The fencing should have a consistent look and encourage a community aesthetic and complement the architecture of the property. Fencing at Tempe Micro Estates should allow for an open, green, community feeling while still respecting privacy.

There are two places where private fencing is allowed. See the Fencing map for details.

Patio Fence - Fencing in front of homes to enclose the patio adjacent to the common area

Yard Fence – Fencing behind the patio to enclose the yard and area between homes



Patio Fence

Height: 3' in height, as measured above finished floor level of the home.

Location: May be located on the courtyard side of the home, as close to the patio slab as is reasonable

Material & design: A Patio Fence may be constructed of one of the following type materials & styles

- A. Living Fence
- B. Wooden Fence

Yard Fence

Height: Either 3' or 6' in height, as measured above finished floor level of the home.

Location: A Yard Fence shall be located behind the patio, as close to the patio slab as is reasonable

Material: A Yard Fence may be constructed of one of the following types of materials & styles

- A. Living Fence
- B. Wooden Fence
- C. Ocotillo Fence

Materials & Styles

Living fence.

The intent of a living fence is to encourage growth of vines, shrubs or other plants to make the fencing appear less visible. To encourage consistency and quality, the living fence is comprised of posts, cap/bottom, and heavy galvanized wire mesh panels. (See attached description, picture and specifications). Note: As discussed earlier in the CC&Rs, any plantings within a homeowner's lot that exceeds 6 feet high will need to be discussed with any neighbors whose view would be affected by the plantings. Consequently, any vines bordering the top of a fence would have to be pruned to not exceed the 6-foot limit unless discussed with any neighbors who would be affected.

Materials:

- 4 X 4 Wooden Post (cut so post is no longer than 3 or 6 feet above the ground)*
 - Smaller square tube steel posts also allowable
- 2 X 6 Cap & Bottom
 - Smaller square tube steel cross-members also allowable
- Colors: White, dark-grey, natural wood-tone, or unstained.
- Fencing material: heavy welded-wire panels with square, or near-square, openings 1" or wider

*treated wood

Wooden fence.

The wooden fences are of two varieties: a solid wood fence with an open top or a solid uneven" style. (See attached pictures) These fence types allow for a less "solid" look, but allow for more privacy than the "living" fence. The wood fencing will be stained/painted either white, dark-grey, natural wood-tone, or they can be left unstained. With regards to the open top fence, homeowners may install any variety of wood lattice-work that matches the wood on the main part of the fence. If a homeowner wants to install any other material other than wood, they must present the idea at a board meeting. Planting restrictions regarding height are the same as presented above.

Materials:

- 4 X 4 Post (cut so post is no longer than 3 or 6 feet above the ground)*
- 2 x 6
- 1 x 6 Board lengths

- Color: White, dark-grey, natural wood-tone, or unstained

*treated wood

Ocotillo fence.

The intent of an ocotillo fence is to create a less visible fence that is made from living and dead branches of ocotillo. Ocotillo fences provide a sense of celebration of the Sonoran desert. The fence shall provide support to the ocotillo branches to keep them as close to vertical as is possible, and to prevent swaying and falling in storms.

(See attached description, picture and specifications)

Materials:

- 4 X 4 Post (cut so post is no longer than 3 or 6 feet above the ground)*
 - Smaller square tube steel posts also allowable
- Cross-members that support the ocotillo pieces in wind and from sag.
- Ocotillo branches spaced approximately 1-3" apart

Additional Information

Homeowners are expected to keep their fencing in good repair with a requirement to repair any broken fencing within 30 days.

More creative license is allowed regarding gates and trellises as long as any gate/arbor combination isn't over 9 feet tall. Any solid gate will be restricted to the height of the fence line. All gates and trellises shall be welcoming and attractive.

New homeowners who have animals and wish to use a fence immediately, have 30 days to build their fence according to the above specifications. Before the 30 days, temporary fencing can be put up.

Board-on-Board (“uneven style”)

Fence to be 3' or 6' high



Board-on-Board (“uneven style”) – With “Open Top”

Solid Board-on-Board section to be 4’8” with a 1’4” “open portion” for a total of 6’.



Living Fence

The intent of a living fence is to encourage growth of vines, shrubs or other plants to make the fencing appear less visible. To encourage consistency and quality, the living fence is comprised of posts, cap/bottom, and heavy galvanized wire mesh panels.



Ocotillo Fence

The intent of an ocotillo fence is to create a less visible fence that is made from living and dead branches of ocotillo. Ocotillo fences provide a sense of celebration of the Sonoran desert. The fence shall provide support to the ocotillo branches to keep them as close to vertical as is possible, and to secure the branches as such to prevent swaying and falling in the wind and storms.



Tempe Micro Estates

