

# PRAIRIE HILLS

Prairie Hills has limited the types and locations of fencing allowed within the development to help ensure an open and beautiful neighborhood. Fences can be useful but can also detract from the look and feel of a neighborhood and obscure access to the wonderful trail system that runs through the development. Any fence project at Prairie Hills would first need to gain architectural approval by submitting to the developer a dimensioned drawing of the lot layout with proposed fencing and a landscape planting plan. The purpose of this document is to provide details on the type and location of fencing that would likely be approved within the Prairie Hills development.

- Fence must be black in color, durable metal construction, at least 60% see through, and 48" or less in height (representative pictures of appropriate fence types below)
- Chain link or woven type fencing is not allowed
- Fence along the side yard must be on the property line, unless side yard abuts a sidewalk or trail
- Any fence must be at least 20' away from the closest edge of a community sidewalk or trail
- Fence must be at a minimum 10' inside rear property line, and not interfere with any utility easements
- Lots 1-38 may have a rear fence 5' from the rear property line because there are no rear yard trails or neighboring properties behind them.
- Plans for landscaping must be incorporated and submitted along with fence plans so that the overall aesthetic can be evaluated. Vines are generally discouraged unless specific needs require their use.
- All landscaping and vines that are approved as part of the fence line must be kept neatly maintained. Any vines and hedges that do receive approval may not exceed 60" in height.

