

Privacy Screening Amendment

March 25,2019

Placement of privacy screening may be on the deck or patio, adjacent to the deck or patio, or on a case by case basis, a limited distance from the deck or patio. The screening must be harmonious with existing surroundings, including landscaping, house and adjacent properties. The supports for the screening must be of materials that ensure stability and are not prone to warping.

Privacy screening for open decks or patios:

Materials such as wood, vinyl, composite or other consistent with neighborhood standards may be used for the screening. Style of the screening will be approved on a case by case basis. Lattice, basket weave, or square block with top and bottom caps are suggested. If the screening is made of wood, it should be painted to match one of the house colors. Landscaping to minimize the visibility of the screening from neighbors and the public is highly recommended. The maximum dimension for the screening shall be 12 feet in total length and 6 feet in height as measured from the ground level across the width of the screening. Privacy screening mounted directly to the deck or patio may be a maximum of 4 feet in height as measured from the deck or 7 feet from the ground whichever is less.

Partial screening on a covered deck or patio:

Screening can extend from the deck or patio surface to the underside of the covering, and is limited to a total of 12 feet in length. Material used are approved on a case by case basis but should be wood, vinyl, or composite or other consistent with neighborhood standards. Style of the screening will be approved on a case by case basis, Lattice, basket weave, or square block with top and bottom caps are suggested. If the screening is made of wood, it should be painted to match one of the house colors.

No more than a total of 12 feet length of screening is allowed per lot. All practical attempts should be made to limit the visibility of the screening through the use of landscaping.

Screening proposals that involve increasing the height of the perimeter fencing or lot line fencing will **not** be approved.