

Legacy Hills

Fence Guidelines

Materials

Wood Fence Construction

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Metal Fence Construction

Materials

Fences will be constructed with the following materials:

Wood: All wood must be Pressure Treated Southern Yellow Pine or Cedar of No.2 grade or better. Posts should be rated UC4A "Ground Contact" Grade or better. Planks/Pickets should be rated UC3B Grade or better.

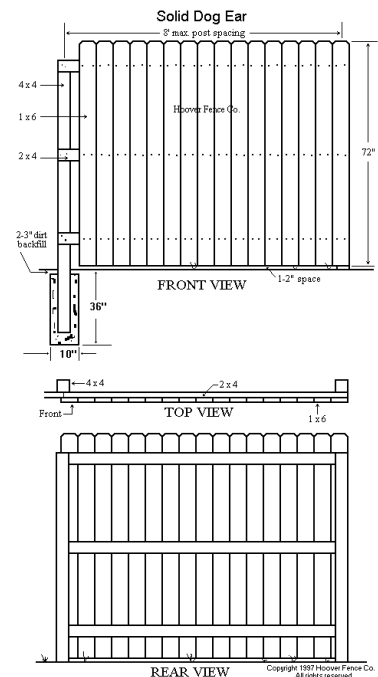
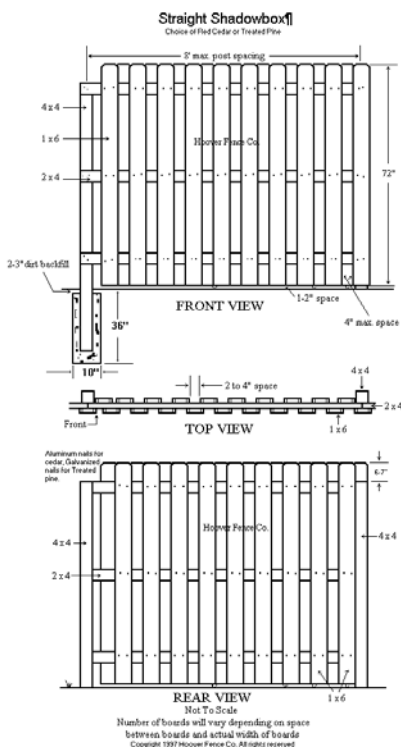
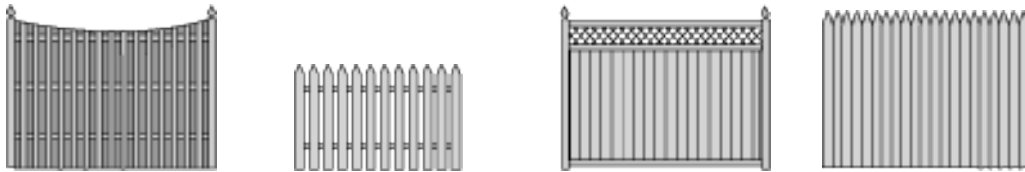
All fences must be fully constructed on site. No prefabricated sectional fences will be allowed

Metal: Aluminum or Wrought Iron, painted black. Metal fences shall be no higher than 5 ft.; lake lot fences, beyond the wall structure, shall be no higher than 4 ft.

Brick or Stucco: See Home addition materials

No plastic, vinyl, synthetic wood, chain link, wire, chicken wire, or welded wire fences will be allowed.

Wooden Fence Construction



Examples of typical wooden fence designs

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Purpose of These Guidelines: The following guidelines are to assist the Legacy Hills homeowners in building and maintaining a quality fence that will last for years to come. The stipulations within are based on the standards set forth in the Legacy Hills Covenants and Restrictions and hold to the quality expectations and character of Legacy Hills Subdivision.

Requirements: All fences or changes to fencing must be approved by the Architectural Control Committee of Legacy Hills Subdivision as set forth in the Covenants and Restrictions of Legacy Hills Subdivision. Please submit a fence form provided on the web site with your request to the committee, once you click "Submit" it will automatically e-mail the ACC members. On the request please provide as many details as possible concerning the design, materials, location and surrounding properties. This will expedite the process.

Repair and Maintenance: Constructed fence must be kept in good condition, and homeowner will complete any repairs or improvements within a timely manner. This is regardless of fence origin. Any boards that have become rotted, cracked, popped loose, etc. must be repaired with like approved materials. Any fence that is no longer plumb and true must be set straight. If the fence has been approved for paint, then the paint or stain must be maintained and not be allowed to flake, peel, fade or become otherwise unsightly.

Fence Height: No portion of the fence may be higher than six (6') feet from highest elevation on property unless approved by the ACC. No portion of the fence that is directly adjacent to the road may be higher than six (6') feet regardless of property elevation. Fencing on pond lots will be a maximum of four (4') feet in height and adhere to the other fencing guidelines specific to pond properties.

In the event that a elevation is sloping down in the rear of a **non-lake lot** property the homeowner, upon ACC approval, can maintain a horizontal elevation at the top of the fence (in other words maintain a straight line and not follow grade). However, the fence boards must maintain the contour of the grade at the bottom with a minimum gap of 1" and no more than 1"-3" but not touching the ground (to prevent rot). This will require longer fence boards to be custom cut to match the grade. This may also require additional support rails to be added to the fence to compensate for the added height. No bottom plate or "filler boards" will be allowed to replace standard fencing. If you do not fully understand this stipulation, please ask. This stipulation does not apply to pond lots.

Any changes in fence height or "step changes" in fence height at any point in the structure must be noted on the design drawings and clearly stipulated in the request for approval.

Servitudes: If a fence is constructed in the drainage servitude, a minimum gap of 6" must be left below the fence at that point for the flow of storm water through the servitude. Fencing built in servitudes is subject to removal by Ascension Parish for maintenance, drainage or access to the servitude. The ACC will approve construction in the servitude with the

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understanding that the fence cannot impede drainage, but know that the fence may be removed with or without your permission by the parish.

Good Side In or Out?: Posts and horizontal rails must be placed on the inside of the fence so that they may not be seen from adjacent properties and street right-of-ways, unless written permission is obtained from the adjacent property owner and submitted to the ACC before construction begins. This waiver does NOT apply to fences that will be seen from a street.

How Close to The Street? Fences may not extend beyond the nearest wall of the adjacent home.

Corner lot fences may not extend closer to the street than the side of the house. This fence must also match in style and color the existing fence (if one does exist) of the adjacent corner lot.

Posts and Rails: Fences above four (4') feet tall must have a minimum of three 2x4 rails and the posts must be driven a minimum of 18"-24" into the ground and fully set in concrete (portion in ground to be completely surrounded with concrete). Posts must be 4x4 treated wood as a minimum. "Garden Ties" or gardening timbers are not allowed as posts. Metal posts are not allowed as general fence posts, but will be considered as support posts for gates only. Additionally, metal posts should be masked with fence planks to give the appearance of wood. Maximum span between posts shall be 8 feet, but 6 ft should be considered for extra stability.

The top 2x4 rail should be located a minimum of 6"-8" from the tops of the fence boards. This will keep the boards in place. Likewise, the bottom rail should be located a maximum of 10-12" from the bottom of the planks.

Rails should be "three posts long" and should be staggered so that they end on different posts. This will add to the stability of the construction.

Post holes: The rule of thumb is that for every foot of fence height above the ground, the post should be buried 6-inches below the ground (Example: a 4-foot tall fence has post holes 2-feet deep). The deeper the post holes the less the fence will tend to lean or blow over in the case of a hurricane or strong storm.

Plumb & straight: Posts should be vertical and straight when set in ground. If the ground is sloping, the posts should still be vertical. As a guide, use a tightly stretched mason's line between two stakes to keep the fence straight during construction. A level should be repeatedly placed on several sides of the post while it is being set to make sure it's plumb. Excessively warped or bent posts shall be replaced.

Follow Grade or Remain Level on Top? A fence with a level top is much more attractive than one that follows the grade. However, it is up to the homeowner as to which style to utilize. That being said, either style requires that the fence have a professional appearance. If you are remaining level,

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follow a tight mason's string at the top of your boards as a guide to maintain level. For changes in grade, divide the changes into equal steps for the most attractive appearance.

If you are following grade, you still must maintain a flow in your board height so that the fence looks professional. Boards must follow the general grade and not shift up and down in height.

Fence Planks: The thicker the picket or rail, the longer the fence will last. A 7/8" picket is more durable than a 3/4" picket. However, if price becomes a factor, it is better to choose thinner cedar than thicker pine.

Wooden fence planks must be touching when nailed to the runners. *No gapping is allowed.* After a few weeks the boards will shrink and you will have a gap.

Painting or Staining: Wooden fences can be painted or stained only with written Architectural Control Committee approval. A sample must be submitted with the requested paint/stain color. Shades of natural green and browns will be considered. White or light colors will not be allowed. A natural or clear sealer can be applied to the fence without requiring ACC approval as long as it does not contain tints or colors.

Decorative Caps, Top Rails and Facias: If the fence has a decorative top rail or cap, the top rail or cap and fascia boards must be attached with screws that penetrate the anchoring board at least $\frac{3}{4}$ of the way through (this is to prevent the boards from popping up or twisting over time).

Landscaping Requirements: Plantings may be required in front of that portion of the fence situated on the front (and side, in some cases) of the house that faces the street to screen the fence from the view of the street right-of-way. Plants should be a minimum of twenty-four (24") inches at time of planting.

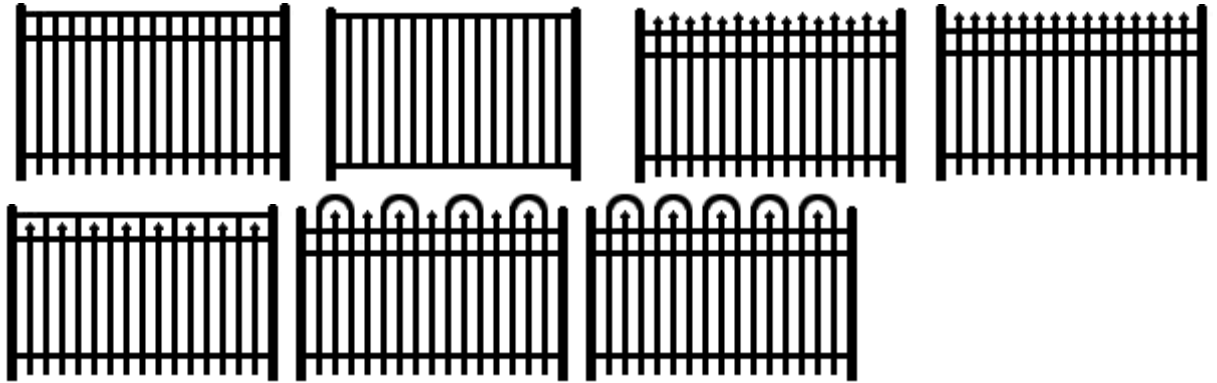
Fasteners and Hinges: Fence fasteners are to be hot dipped galvanized or 316 stainless steel nails or screws. Any form of staple is not permitted as a fastener. Ordinary nails will rust and streak the panel. All pickets and panels should be double nailed. Stainless steel hardware is required for all cedar planks to prevent staining/streaking of planks.

There shall be 2 fasteners per rail on each fence board. In other words, for a conventional fence, with three rails, there would be a total of 6 fasteners per fence board.

Gate hinges and fasteners shall be black or dark in color with a decorative textured appearance. No stainless or galvanized or "plain" gate hinges or gate/fencing elements will be allowed to be seen from any street (except fencing nails).

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Metal Fence Construction



Examples of typical metal fence designs

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Repair and Maintenance: Constructed fence must be kept in good condition, and homeowner will complete any repairs or improvements within a timely manner. This is regardless of fence origin. Any portion of the fence that has become bent, rusted or corroded must be repaired or replaced with like approved materials. Any fence that is no longer plumb and true must be set straight. Paint must be maintained. If metal fence paint has faded or peeled or otherwise become unsightly it must be repainted with black paint to blend with the rest of the fence.

Requirements: All fences or changes to fencing must be approved in writing by the Architectural Control Committee (ACC) of Legacy Hills Subdivision as set forth in the Covenants and Restrictions of Legacy Hills Subdivision. Please submit a fence form provided on the web site with your request to the committee, once you click "Submit" it will automatically e-mail the ACC members. On the request please provide as many details as possible concerning the design, materials, location and surrounding properties. This will expedite the process.

Fence Height: No portion of the fence may be higher than five (5') feet regardless of property elevation. Fencing on pond lots will be a maximum of four (4') feet in height and adhere to the other fencing guidelines specific to pond properties.

Any changes in fence height or "step changes" in fence height at any point in the structure must be noted on the design drawings and clearly stipulated in the request for approval.

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Servitudes: If a fence is constructed in the drainage servitude, a minimum gap of 6" must be left below the fence at that point for the flow of storm water through the servitude. Fencing built in servitudes is subject to removal by Ascension Parish for maintenance, drainage or access to the servitude. The ACC will approve construction in the servitude with the understanding that the fence cannot impede drainage, but know that the fence may be removed with or without your permission by the parish.

How Close to The Street? Fences may not extend beyond the nearest wall of the adjacent home.

Corner lot fences may not extend closer to the street than the side of the house. This fence must also match in style and color the existing fence (if one does exist) of the adjacent corner lot.

Posts and Rails: The posts must be set at manufacturers recommended depth into the ground and fully set in concrete (portion in ground to be completely surrounded with concrete). Posts must be manufacturers original parts and must match in design and color with rest of fence. Wooden components will not be permitted. Any materials other than original materials must be ACC approved before use or substitution. Maximum span between posts shall be 6 feet. Since the rails are built into the metal fence design, they will be subject to the ACC approval of the fence design.

Post holes: Manufacturer's recommended width and depth.

Plumb & straight: Posts and bars should be vertical and straight when set in the ground. If the ground is sloping, the posts will still be vertical. As a guide, use a tightly stretched mason's line between two stakes to keep the fence straight during construction. A level should be repeatedly placed on several sides of the post while it is being set to make sure it's plumb.

Fasteners and Hinges: Fence fasteners are to be aluminum, hot dipped galvanized or 316 stainless steel screws. Ordinary screws will rust, streak and discolor the paint. Gate hinges and fasteners shall be black.

Landscaping Requirements: Plantings may be required in front of that portion of the fence situated on the front (and side, in some cases) of the house that faces the street to screen the fence from the view of the street right-of-way. Plants should be a minimum of twenty-four (24") inches at time of planting.