

## **Group E -Fencing Installation Guidelines and Specifications**

Although not prohibited, in general, fencing is discouraged in Stonebridge. Homeowners are urged to use electronic “invisible fences” to contain pets on their property whenever possible, but never in a front yard (see Use Restrictions). All proposed fence installations must be submitted to and approved by the Stonebridge Modifications Committee prior to installation. The following information is provided to assist you in making your submittal.

Fencing must be constructed of formed or extruded aluminum. Wood fencing, except in very limited circumstances as discussed below, was discontinued for use in Stonebridge in 2009. Existing wood fences are allowed to remain in place until such time as they may be required to be replaced. Any replacement fencing must meet the new guidelines and specifications.

Fencing must be 48” tall to top rail and configured to have a top rail, a bottom rail and an intermediary rail approximately six (6) inches below and parallel to the top rail. Maximum height of fence above ground level is 54”. (See photo below.) Components must comply with the following **minimum** standards:

A. Horizontal rails must be one-inch channels formed in a modified “U” shape. Pickets must pass through holes punched in the top of the rail. The top wall must be 0.055” thick and the side walls 0.082” thick for superior vertical load strength. There must be three horizontal rails. All posts and rails used in the fence system shall be extruded from a suitable aluminum alloy having a minimum-yield strength of 35,000 psi. All pickets must have a minimum-yield strength of 25,000 psi.

B. Pickets shall be fastened to the rails using stainless steel spring clips that are hidden inside the rails. Pickets must be 0.625" square and have a wall thickness of 0.05”. Welding or screwing the pickets to the rails is not permitted. Pickets shall be placed in such a fashion so as to not allow a four-inch sphere to pass between them.

C. Posts shall be two-inch square extrusions with pre-punched holes which allow the fence section rails to slide in. Line posts shall be spaced a maximum of 72” on center and have 0.06” walls. Gate posts shall be two inches square with 0.125” walls and used on both sides of the gate.

D. The finish for all components must be a powder coat finish with a minimum thickness of two mils (0.0508mm) and a lifetime warranty. All fences shall be black.

E. Completed panels shall be capable of supporting a minimum load of 300 lb. load (applied at mid-span) without permanent deformation.

F. Fence and gate posts must be finished off with a smooth, flat cap. All posts must be set in concrete.

G. Installation of the fencing system shall be in accordance with the manufacturer's instructions and requirements, as well as city of Aurora building codes and requirements.

Acceptable manufacturers include, but are not limited to:

<b>Manufacturer</b>	<b>Style</b>
Ameristar	Echelon II – Majestic Style
Jerith Manufacturing Company	Style #202
Ultra Aluminum Manufacturing, Inc.	UAF 200
Delgard Aluminum fence	Elba

**Fencing Restrictions:** Fences cannot be placed in front yard areas forward of the front corners of the house (Electric invisible fencing is not allowed in front yard areas.). Fencing is not allowed in the following neighborhoods which are small lot subdivisions with shared lawn maintenance: The Fairways, The Villas, Lakeside , The Glen, Fieldstone, The Village and The Arbors. Fencing is also not allowed on lots that abut the golf course [except fencing for swimming pools, which is allowed if the swimming pool can meet all of the requirements per the Swimming Pool guidelines]. Fences may extend into utility easements at the homeowner's risk.

For all corner lots and those with back or side yards adjacent to public streets, a minimum setback of six feet from the property line in public view is required. In addition, landscape screening of sufficient nature, as determined by the Modifications Committee, shall be required to soften the look of the fence in the areas of public view. (For example, adjacency to a public sidewalk is considered public view.)

**Fencing Placement:** The outside face of the fence must be placed within the property line to the neighboring yards. The fence must run parallel to the property line and placed six inches (6") inside the property line to allow for minor survey and installation discrepancies. Any utility boxes located on the property must remain within the homeowner's fenced-in area and should have proper access for maintenance by the utility companies. The homeowner, upon whose property the fence is located, is responsible for maintaining the fence line (on both sides of the fence) clear of weeds, tall grass, debris and trash.

On a case-by-case basis on lots that back up to another development on the perimeter of the Stonebridge development, a solid board, six-foot high, traditional style barrier fence might be allowed along the rear property line. (Request Attachment A.)



Photo 1 – Acceptable configuration for fence