

Fences

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEXFORD

ARTICLE II, Architectural Control, Use Restrictions and Easements, Section 3. “Any fence constructed upon any lot shall not extend beyond the ... front building line of the dwelling on all immediately adjacent lots.”

List #1

Properties on list #1 identify houses that can't constructed fences. The fence would extend beyond the front building line of the adjacent lot. No approval can be given for fence construction.

11608 Lucrece Ter. – Constructing a fence along Scottsbury Dr. on this lot would extend beyond the front building line of the neighboring house at 20900 Scottsbury Dr.

The houses built on the following lots are located in front of the neighboring lots/houses therefore no approval for fence construction can be given:

20808 Tall Forest Dr. – Fence would be in front of 20810 Tall Forest Dr.

20814 Tall Forest Dr. – Fence would be in front of 20812 Tall Forest Dr.

20832 Tall Forest Dr. – Fence would be in front of 20830 Tall Forest Dr

20816 Tall Forest Dr. – This property is not directly in front of 20812 Tall Forest Dr. however, a fence constructed on this property would exceed the front building line of the house at 20812.

List #2

The properties listed below must remove or modify the fences that extend beyond the front building lines of the identified address when the properties are sold.

20900 Scottsbury Dr. – The fence in the rear yard extends beyond the front building line of the houses at 11612 and 11608 Lucrece Ter. **(Majority of the fence in the rear yard that extends beyond the front building lines must be removed when/before the property is sold.)**

20913 Scottsbury Dr. - **(modification needed when property is sold)** fence extends beyond the front building line of the house at 11501 Lucrece Ter.

20809 Severndale Ter. **(Modification needed when property is sold)** Fence extends beyond the front building line of the house at 20805 Severndale Ter.

- 11623 Hourglass Way – **(Modification needed when property is sold)** Fence extends beyond the front building line of the house at 11627 Hourglass Way.
- 11608 Hourglass Was – **(Modification needed when property is sold)** Fence extends beyond the front building line of the house at 20800 Scottsbury Dr.
- 20825 Shakespeare Dr. – **(Modification needed when property is sold)** Fence extends beyond the front line of the house at 11532 Doxdam Ter.
- 20704 Shakespeare Dr. - **(Modification needed when property is sold)** Fence extends beyond the front building line of the house at 11706 Lord Philip CT
- 20908 Theseus Ter. – **(Modification needed when property is sold)** Fence extends beyond the front building line of the house at 20912 TheseusTer.
- 11636 Doxdam Ter. - Fence was modified it no longer extends beyond the front building line of the house at 11640 Doxdam Ter.
- 20840 Scottsbury Dr. - Fence was modified it no longer extends beyond the front building line of the house at 11607 Scottsbury Ter.
- 20841 Scottsbury Dr. Fence has been modified so that it no longer exceeds the front building line of the house at 11545 Scottsbury Ter.

List #3

The following homeowners can request approval for a fence but the approval must include a stipulation that the fence can't extend beyond the front building line of the adjacent/neighbor Lot(s). In some applications this will significantly reduce the area to be fenced.

- 20806 Tall Forest Dr. – Any fence approved can't extend beyond the front building line of neighboring lot 11403 White Crest Place
- 20836 Scottsbury Dr. – Any fence approved can't extend beyond the front building line of the neighboring lot at 11604 Scottsbury Ter.
- 20942 Scottsbury Dr. - Any fence approved can't extend beyond the front building line of the neighboring lot at 20928 Shakespeare Dr.
- 20909 Scottsbury Dr. – Any fence approved can't extend beyond the front building line of the neighboring lot at 11504 Lucrece Ter.
- 11532 Scottsbury Ter. – Any fence approved can't extend beyond the front building line of the neighboring lot at 15 Scottsbury CT.

- 11400 Scottsbury Ter. -- Any fence approved can't extend beyond the front building line of the neighboring lot at 20817 Scottsbury Dr.
- 11601 Lucrece Ter. - Any fence approved can't extend beyond the front building line of the neighboring lot at 20920 Scottsbury Dr.
- 20525 Shakespeare Dr. - Any fence approved can't extend beyond the front building line of the neighboring lot at 11605 Prince Albert Ter.
- 11700 Doxdam Ter. - Any fence approved can't extend beyond the front building line of the neighboring lot at 20821 Shakespeare Dr.
- 11668 Doxdam Ter. -- Any fence approved can't extend beyond the front building line of the neighboring lot at 20905 Severndale Ter.
- 11537 Doxdam Ter. -- Any fence approved can't extend beyond the front building line of the neighboring lot at 20905 Shakespeare Dr.
- 11709 Othello Ter. - Any fence approved can't extend beyond the front building line of the neighboring lot at 11705 Othello Ter.
- 20700 Shakespeare Dr. - Any fence approved can't extend beyond the front building line of the neighboring lot at 11735 Othello Ter.
- 20710 Shakespeare Dr. -- Any fence approved can't extend beyond the front building line of the neighboring lot at 11705 Lord Philip CT
- 20720 Scottsbury Dr. - Any fence approved can't extend beyond the front building line of the neighboring lot at 11610 Sir Spencer Way
- 20901 Theseus Ter. -- Any fence approved can't extend beyond the front building line of the neighboring lot at 11613 Doxdam Ter.
- 20900 Queen Nicole Way -- Any fence approved can't extend beyond the front building line of the neighboring lot at 20929 Scottsbury Dr.
- 20904 Queen Nicole Way -- Any fence approved can't extend beyond the front building line of the neighboring lot at 11628 Queen Nicole Ter.
- 11632 Queen Nicole Way- Any fence approved can't extend beyond the front building line of the neighboring lot at 11628 Queen Nicole Ter.