

## **Tremont Manor Homeowners' Association**

### **Fences and Gates #2020-4**

Date of Passage: 06/17/2020

Postmark Mailing to Members: 06/24/2020

Effective Date: 07/04/2020

No fence construction and/or modification is permitted without the prior written approval of the Architectural Review Board (ARB). Repairs are allowed that do not modify the existing structures. The goal of these standards is to insure minimal impact to neighbors and to maintain and enhance property values. For the purposes of this rule, the requirements for fences apply equally to gates. The standards include, but are not limited to those listed herein.

#### **1. Approval of Installation and Repairs**

- 1.1 Homeowners must submit plans for the construction and/or modification of fences to the ARB and must receive the written approval of the ARB prior to any installation or modification.
- 1.2 Fences must comply with all applicable state, county and local laws and regulations and must conform to all Tremont Homeowners Association Rules and Regulations. Homeowners are solely responsible for knowing and adhering to all applicable requirements. Any mandatory state, county and Kansas City MO laws and regulations take precedence over any conflicting standard contained herein.
- 1.3 No fence shall be repaired other than "like in kind" and using the acceptable materials identified herein, without the prior written approval of the Architectural Review Board.

#### **2. Location/Placement**

- 2.1 No front yard fences are allowed.
- 2.2 No fence over six feet high will be allowed.
- 2.3 All fences planks must be of the same length and height and not more than one (1) inch from existing natural grade.
- 2.4 All fences must be placed in a straight line
- 2.5 Every effort must be made to preserve existing trees by adjusting fence lines accordingly. No part of a fence may attach to a tree.
- 2.6 Adjoining fences and gates must be of the same height, material, and design unless an architectural element that has been approved by the ARB.

3. Construction/Finish

- 3.1 All fencing materials used and fence designs must be in keeping with the character of the neighborhood and aesthetically pleasing.
- 3.2 All fences must be constructed with the finished side facing outward toward the street or any tract of land.
- 3.3 Solid fencing located on a shared property line may be allowed with the unfinished side facing the adjoining residential properties only with the prior written consent of the adjacent property owner(s) and no portion of the unfinished side may be visible to the street or any tract of land.
- 3.4 Fences must be designed and constructed of materials that assure that they remain straight and plumb.
- 3.5 Acceptable materials are:
- Wood
  - Metal
  - Stone
  - Masonry
- 3.6 Unacceptable materials include, but are not limited to:
- Chain-link, wire, barbed wire or wire mesh
  - Sheet or expanded metal and stamped metal posts
  - Plastic, vinyl, or fiberglass (corrugated, flat or woven)
  - Rope, bamboo, reed or wire-bound wood pickets
  - Unfinished cinder block
  - Electric fences

4. Maintenance

- 4.1 Wood fencing must be permitted to weather naturally. Any paint, stain or tinted color sealant requires the prior approval of the Architectural Review Board and must be of muted shades.
- 4.2 All fences shall be maintained so that they are structurally sound and in good repair. The fence posts shall be firmly set in a base that does not allow the posts to wobble. Railing or slating shall be firmly attached to the supporting posts and gaps shall be restored to original condition.

Signed:

Board Secretary

Board President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Printed Name

Printed Name