

GREENBRIER FENCE GUIDELINES

1. All fences must be approved in advance by the ACC and the GPOA.
2. All fences, with the exception of dog pens and electric fences, must be made of wood.
3. Fences may be no higher than five (5) feet.
4. All fences must be built in a style to complement the structure. They should never be treated as art objects. Items such as decorations, murals, attached sculpture and illuminated devices are not permitted.
5. The color should be natural, painted, or stained to blend with the dwelling.
6. Fences must be directly behind the building. The sides must run parallel to the side wall of the building. The back of the fence should run parallel to the rear wall of the building.
7. Fences may extend no deeper than one-half the mean distance between the dwelling and the rear lot line and in no case may encroach upon drainage or utility easements or minimum building setback lines as shown on the plat.
8. Variances may be granted for irregularly shaped lots and if topography or other considerations warrant.
9. A dog pen may be of chain link fencing as long as it is screened on all sides with appropriate vegetation. A pen must be located at least twenty (20) feet from all lot lines.
10. Electric fences must comply with guidelines 1, 6, 7 and the following:
 - No electric fences are allowed on Golf Fairway lots.
 - The fence must be controlled by a timer and be activated from dusk to dawn only.
 - The fence posts and insulators must be painted to match the surroundings (to minimize the visual impact of the fence).
 - The application for an electric fence must contain the signatures of all neighbors adjacent to the fence.

Dated: 02/04/03