

The Springs – Fence Permit

NAME: _____

ADDRESS: _____

DATE: ____/____/____

TYPE OF FENCE: _____

MATERIAL: _____

FENCE HEIGHT (in feet): _____

Per PROTECTIVE COVENANTS AND RESTRICTIONS - The Springs SUBDIVISION Phase I and Phase II

(A) No fences or screening of any kind shall be erected or maintained on any Lot without the prior written consent of the Directors as to location, material and freight, and the decision of the Directors to approve or reject a fence shall be conclusive; but nothing herein contained shall prevent placement of fences by the Association on the Common Ground or affect or limit the rights of Declarant to erect privacy fences as part of the development. The Board may require an application be submitted setting forth the proposed location, material and height of all such fences. No fences or screening of any kind shall be erected or maintained on any Lot without the required permit from the City of Nixa, Christian County, MO.

(B) The Directors' review of all fences for approval shall assure that such fences adhere to the following standards and requirements unless applicant can demonstrate to the satisfaction of the Directors that strict adherence to such standards and requirements would (a) create an undue hardship on applicant; and (b) approval would be in the best interests of the subdivision.

- (1) Maximum height of 6' for full perimeter fencing.
- (2) Fencing shall only enclose the rear yards of any residence. Rear yard fencing shall be full perimeter and no fencing shall be erected or maintained on any Lot between the rear of the residence constructed upon such Lot and the street upon which such Lot fronts. Fencing must start at the rear corners of the residence constructed. Fencing must be within four inches (4") of the Lot lines and Lot corners. With respect to corner lots, fencing along the side of the rear yard facing the street shall not be placed any nearer to said street than four inches (4") of the building line limit established by the subdivision plat. Lots may have exceptions at the sole discretion of the Directors. Fencing may be disallowed, on some corner lots at the discretion of the Directors.
- (3) The Directors, in their discretion, may, but shall not be obligated to, require that all Lots be professionally surveyed to assure proper fence locations prior to installation thereof.
- (4) All wood fences are to remain in their natural state, that is, they cannot be painted a color.
- (5) Swimming pool and patio privacy fencing will be handled on a case-by-case basis. Request must be made in writing as stated above.
- (6) All posts shall be anchored in a base of concrete at least one (1) foot six (6) inches into the soil.
- (7) No chain link fencing shall be allowed on any lot without pre-approve of the Directors.

The Springs Approval Signature: _____

Date: _____