

ROOF STANDARDS

All replacements or changes to roofs require ACC approval.

- Weatherwood is the only approved color. This should be the same color that was originally on your home when built—no other colors will be allowed.
- All roofing materials must be in compliance in all respects with the rules and ordinances promulgated by the City of Plano, Texas.
- Roofing material must be rated a minimum of 40 years, 300 pound.

WENTWORTH ESTATES FENCE STANDARDS

All replacements, changes, repairs, staining, require prior approval of the Architectural Control Committee

New Fences—ACC approval required

Your Board of Directors developed standards for replacement fences several years ago as our property exceeded the eight year mark, and original fences began needing replacement. These standards were published and distributed to each resident in the March 2002 Newsletter and have been published numerous times since.

- Board on Board construction of full 6" pickets of either cedar or redwood of six or eight foot height
- Posts of steel with caps if no top cap board used
- Stain and seal with a "Honey Brown" stain. This stain can be purchased locally at Lowes (Olympic Red Cedar), Sherwin Williams (Red Cedar), Future Fence Company's (Honey Brown). 25 gallons is usually required for a normal size fence. Some residents have used Behr brand "clear Cedar" but noticed that the fence turned black after a year, so caution is advised with this product. We suggest that when sending in your request for Variance Approval include a color chip. No other colors of stain will be approved.

Repair, cleaning and staining of fences—ACC approval required

A poorly repaired fence is not compatible with the harmony and general quality of Wentworth Estates. Maintaining a structurally sound and attractive fence will help insure that property's maintain their value and continue to appreciate over time.

An approved repaired fence must have:

- All rotted-out and warped boards replaced.
- All leaning or bowing fences must be returned to a straight or plumbed position.
- Boards for repair must be of similar material.
- Painting of fences will not be approved.
- Clear-coat is not acceptable.