

SCHEDULE “N”

CONDITIONS TO SCREENING/PARTITION APPROVALS

Unless otherwise provided *specifically and in writing*, all Screening/Partition approvals are subject to the following conditions:

1. A “Screen” or “Partition” is a structure that is not intended to create a fully enclosed area within which activities are undertaken; rather, a “screen” or “partition” creates visible and/or physical separation between use areas. Plants grown for the purpose of or having the effect of providing Screening and/or Partitioning are typically not considered “Screening” for purposes hereof, but may be considered Screening if required to meet opacity or visual impedance purposes. Additions or modifications to an approved Screen/Partition (including the addition of plantings) which results in the full enclosure of an area will cause such approval to lapse, and the relevant Screen/Partition will be deemed to be part of a fence, subject to applicable fence standards and limitations. Generally, Screen/Partitions shall only be approved immediately adjacent to a home or other approved structure on a lot, and may only extend on two sides of the area to be screened. Not more than a total of twenty-four lineal feet of Screening can be approved, and of the twenty-four lineal feet, no more than sixteen lineal feet of screening shall be permitted on one side, nor more than eight lineal feet on the other side. “Privacy Screening” (i.e. screening taller than 48” and creating 80% or more opacity) may only be erected to the rear of a home on a lot. Visual Screening of trash cans, if permitted by applicable deed restrictions or design standards, shall be permitted only in a side yard area, shall not exceed forty-eight inches (48”) in height, and shall be limited to a total of eight lineal feet, with not more than five lineal feet on any one side.
2. As used herein, the term “Screen/Partition” may include attached arbors, pergolas or other similar structures, but specifically *excludes* fencing. No Screen/Partition or other structural part of a home serving the purpose of Screening/Partitioning may be erected closer to any street than the platted building set-back line relative to such street. Corner lots typically have setbacks from BOTH streets.
3. Screen/Partitions that are erected on a platform or other above-grade surface may not be of a height which, when combined with the height of the above-grade surface, result in the top of the screen or partition being greater than eight feet (8’) above grade. A Screen/Partition itself may not exceed six feet (6’) in height, provided that an attached arbor, pergola or similar structure is not subject to said height limitation. A Screen/Partition must be of the same material and color as the home on the lot, or a complimentary material and color approved by the Design Review Board.
4. To avoid weathering and ‘graying’ of wood, all Screen/Partitions that incorporate exposed wood are required to have such wood treated with a clear-coat water repellent, stained a natural wood color, or painted to match the primary or trim color of the home on the lot. Colors other than natural wood require Design Review Board approval. The requirements of this subpart DO NOT APPLY in communities which require a specific color, or which require that exposed wood not be treated or stained.
5. All Screen/Partitions must be erected so as to provide a clean, professionally-installed appearance; and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Screen/Partition in good condition, including replacement of damaged, broken or missing parts thereof, and painting/staining as appropriate from time-to-time. The ‘standard’ for maintenance and appearance is the general appearance of other similar improvements within the same subdivision.