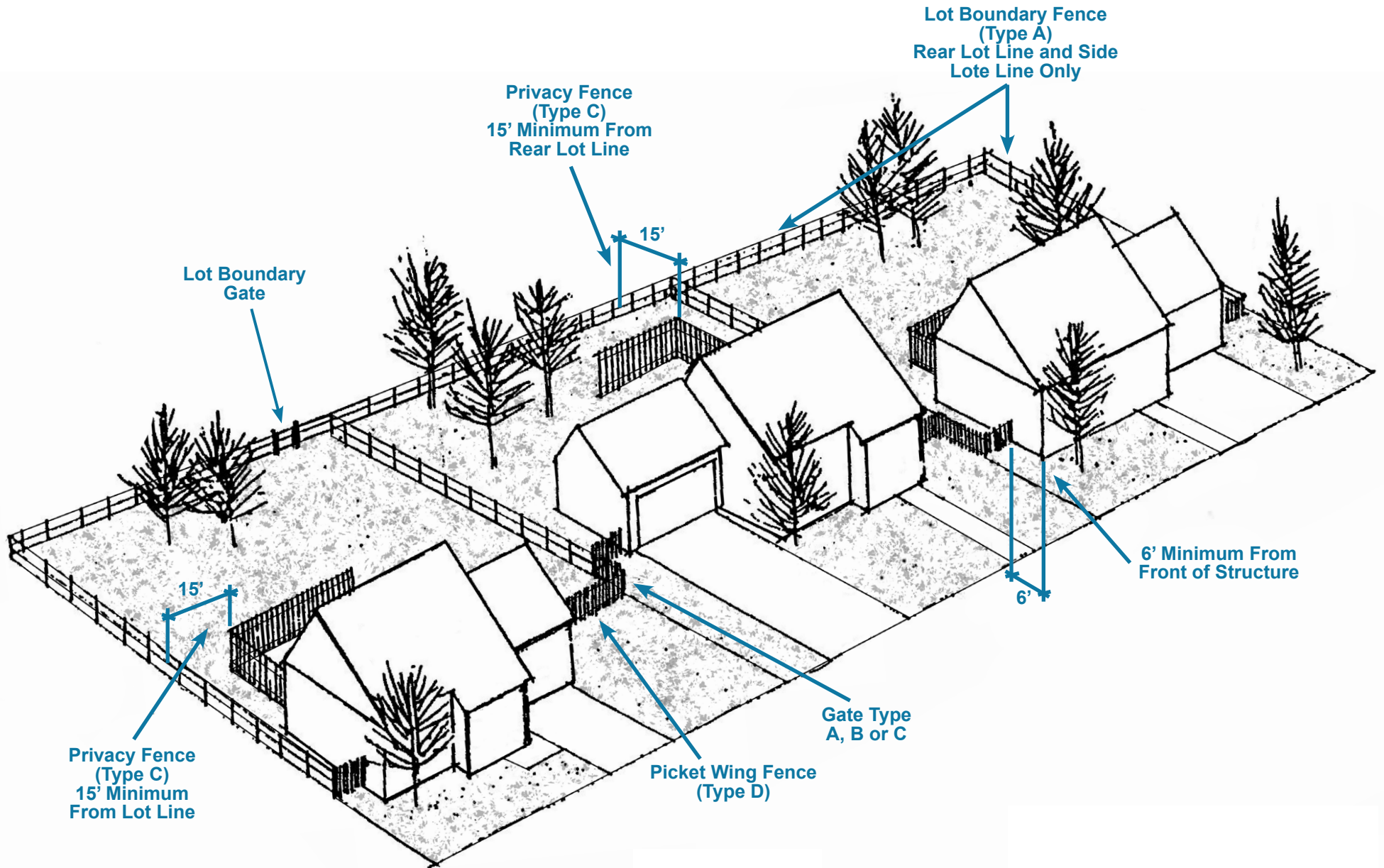




Greenfield HOA **FENCE GUIDELINES**

Revised November 2020

FENCE PLACEMENT



FENCE & GATE GUIDELINES

As defined in the GFHOA Design Guidelines.

FENCE Guidelines

Color: All fencing is required to be painted with a solid base white stain.

Pickets: In Greenfield pickets measure 5/8" x 4" and have a 1/2" blunt-cut point which results in a 60° angle between pickets. Picket spacing and arrangement is dependent on fence type. *(See details in 4.9.2 and the Fence and Gate Guidelines)*

Materials: Fence posts may be wood (or vinyl). Pickets may be wood or vinyl, so long as they meet the fencing criteria. Chain link fences are not approved for installation in Greenfield. Homeowners may add 2" x 4" x 12.7 gauge woven wire fence to the inside of the fence. No wire will be permitted on the outside of the fence whatsoever.

Location: No fences will be allowed in front yards. Wing, or side yard fences may not be installed anywhere within six feet (6') of the front of the house or the front setback.

GATE Guidelines

All gates must have DRC approval.

A lot boundary gate, as well as three types of garden gates (Type A, Type B, and Type C) to be used in conjunction with wing fences have been designed for the neighborhood. Guideline details for these can be found in the Fence and Gate Guidelines.

Gates must be constructed of the same material as the fence and painted in the solid base white stain to match. Gates should be in alignment with the adjacent fencing. Owners must ensure that gates are soundly constructed and maintained so that they do not sag. Gate hardware, such as hinges and latches, should be minimally visible.

VINYL Fencing Requirements

A request for VINYL must be submitted for review and approval BEFORE any work is completed. Garden style Gates must match fencing requirements.

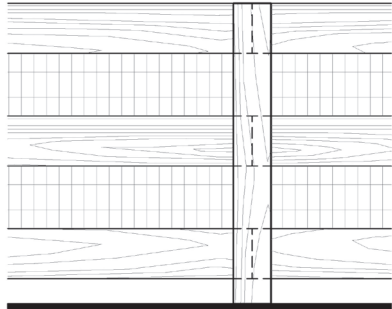
Vinyl fencing is permitted, WHEN the following standards are met:

- 2" x 3.5" Rails
- 7/8" x 3" Pickets, no more than 2.5" apart
- 6" wide panel
- 4' height
- 4"x 4" posts with pyramid post caps

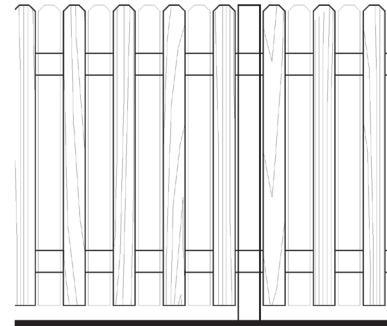


FENCE TYPES

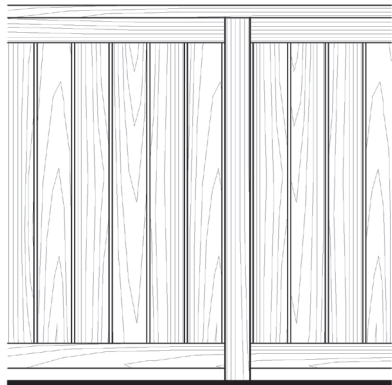
Refer to the following pages for Fence guidelines & details.



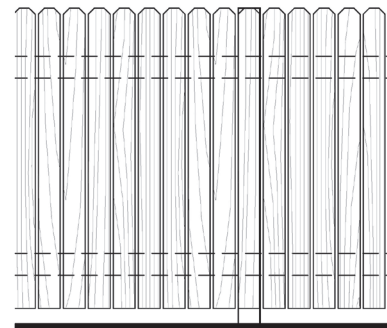
LOT BOUNDARY FENCE
TYPE A
THREE RAIL FENCE



LOT BOUNDARY FENCE
TYPE B
PICKET FENCE



PRIVACY FENCE
TYPE C
PRIVACY FENCE



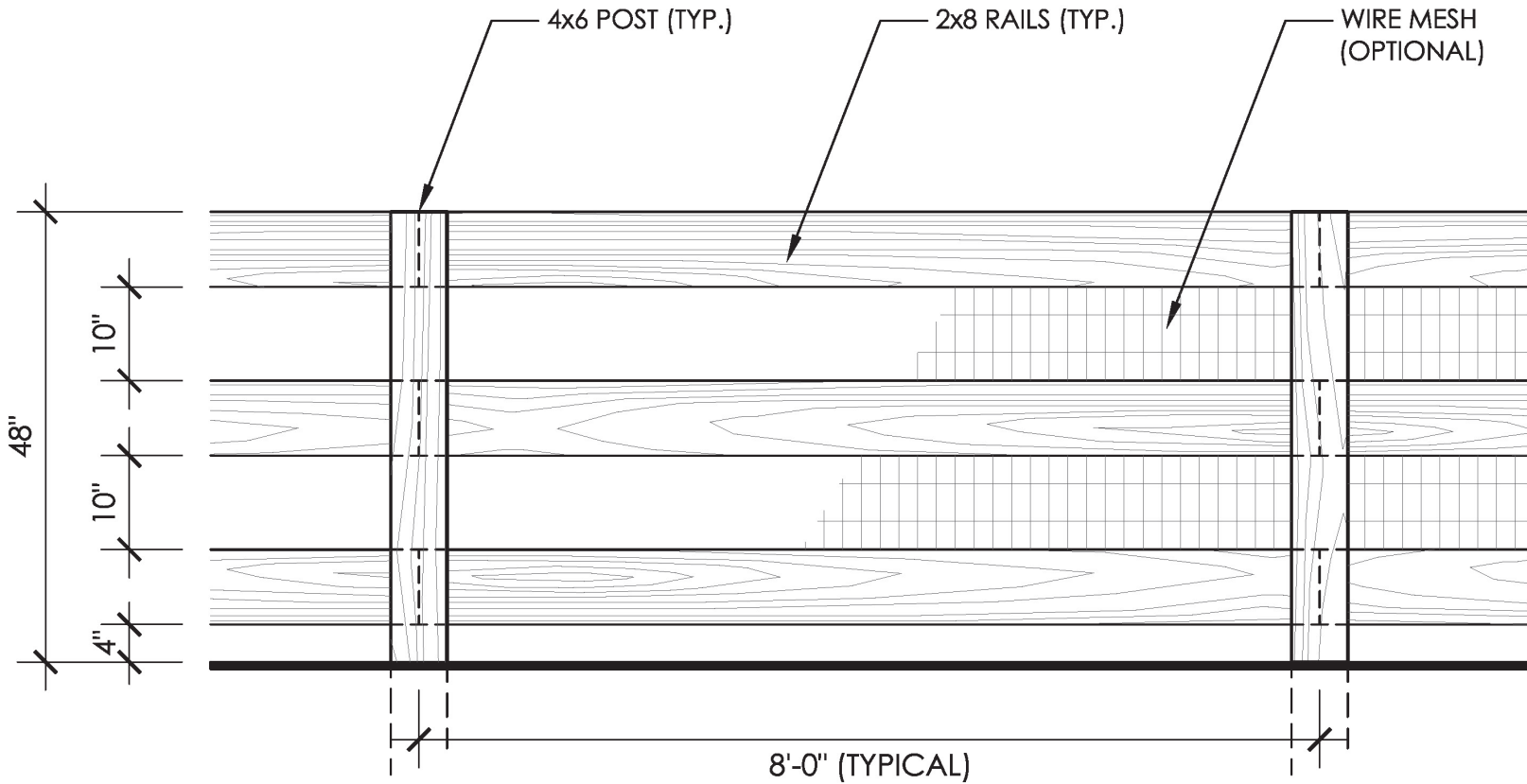
WING FENCE
TYPE D
PICKET FENCE



LOT BOUNDARY FENCE

TYPE A • FENCE

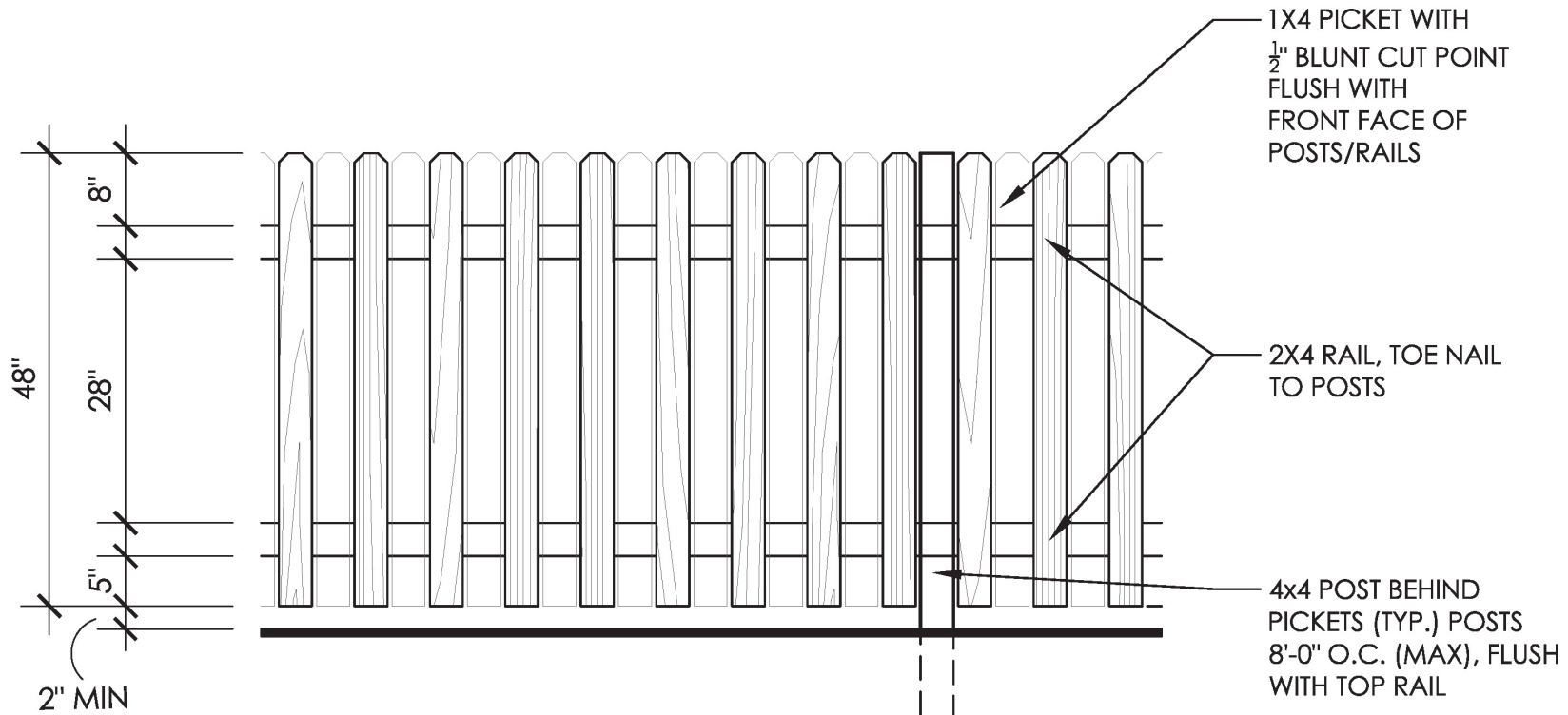
THREE RAIL FENCE



Type A • FENCE: This 4' high (48") three rail fence may be installed by homeowners along side and rear lot lines, defining their property. On some corner lots however, this fence does not meet height requirements, per Arapahoe County Code or Centennial Municipal Code. It is the responsibility of the homeowner to determine fence requirements as they pertain to their individual lot. In cases where Building Code mandates a 36" high fence on corner lots, such fence will be allowed. Maintenance of this fence is the responsibility of the homeowner; sometimes neighbors share maintenance responsibilities. Type A is the only lot boundary fence allowed on lots that are adjacent to the Greenfield Common areas. Homeowners may add 2" x 4" x 12.7 gauge woven wire fence to the inside of lot boundary fences, to control household pets.



LOT BOUNDARY FENCE
TYPE B • FENCE
PICKET FENCE



Pickets alternate on front & back of fence rails.

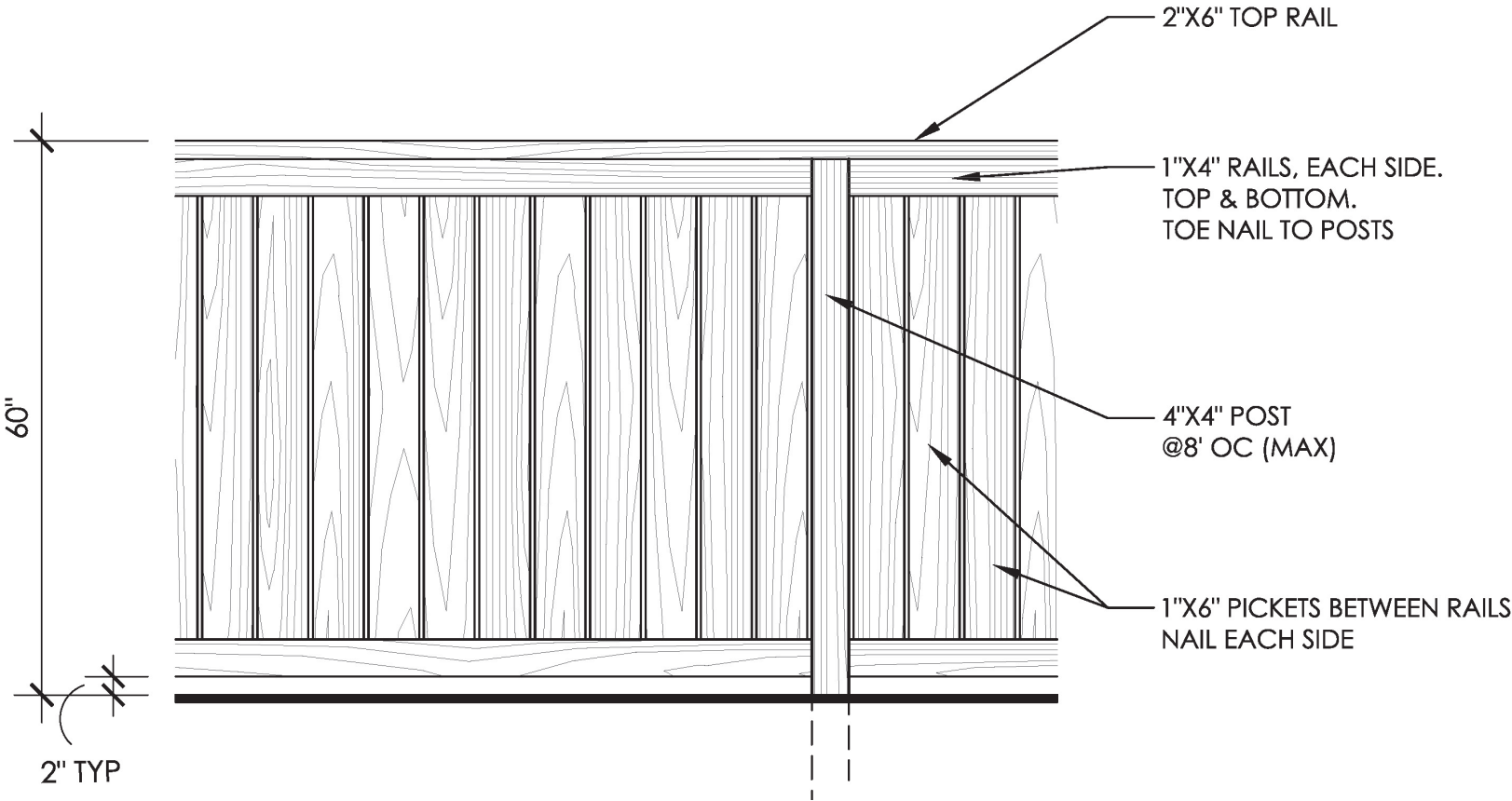
Type B • FENCE: This 4' high (48") picket fence may be installed by homeowners along side or rear lot lines on any lot that does not back onto the Greenfield Common areas. On some corner lots, however, this fence does not meet height requirements, per local Building Codes. It is the responsibility of the homeowner to determine the appropriate code requirements as they pertain to their individual lot. In cases where Building Code mandates a 36" high fence on corner lots, such fence will be allowed. **Pickets alternate on each side of the fence rails**, and maintenance is the responsibility of the homeowner; sometimes maintenance is shared by neighbors. All pickets shall be spaced between 3/4" to 1" between pickets. Pickets may be wood, composite or vinyl.



PRIVACY FENCE

TYPE C • FENCE

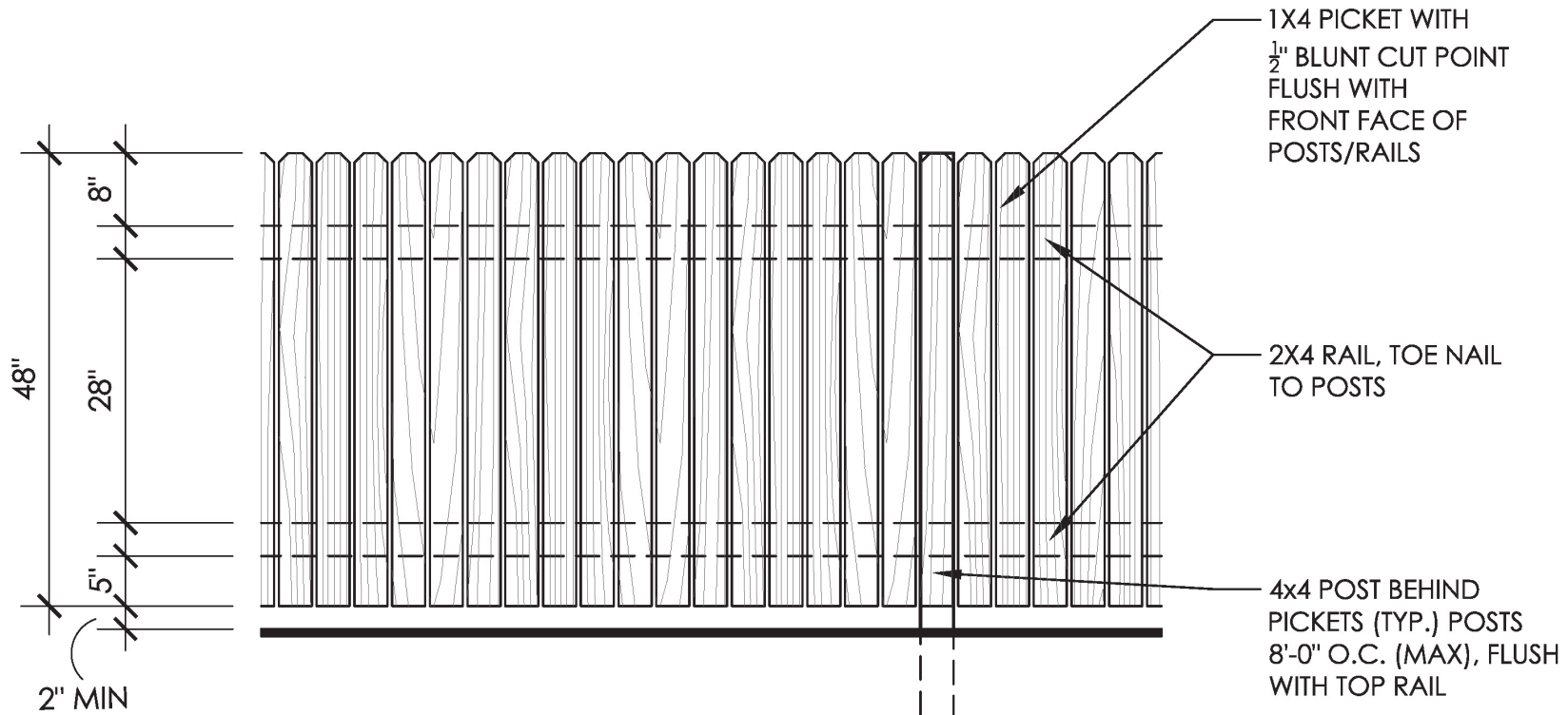
PRIVACY FENCE



Type C • FENCE: This 5' high fence may be installed by homeowners around outdoor living areas (patios). Privacy fences may not be installed within 15' of any lot boundary fence. Maintenance is the responsibility of the homeowner. Privacy fences may either be stained to match the field color of the home or with approved paint stain/color stain as referenced in section 4.9 (see GFHOA Design Guidelines).



WING FENCE
TYPE D • FENCE
PICKET FENCE



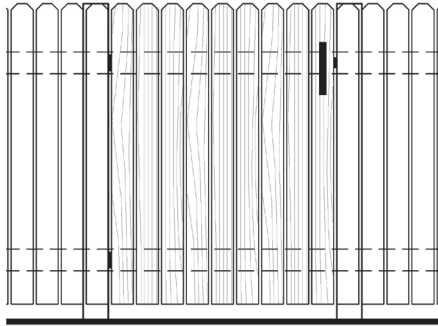
Pickets on front (street) face of fence rails only.

Type D • FENCE: This 4' high (48") picket fence may be installed by homeowners between homes. All pickets face the street on wing fences. All pickets shall be spaced between 3/4" to 1" between pickets. Pickets may be wood, composite, or vinyl. Wing fences must be installed at least 6' back of the front of the home, or the front porch. Gates are allowed in wing fences.

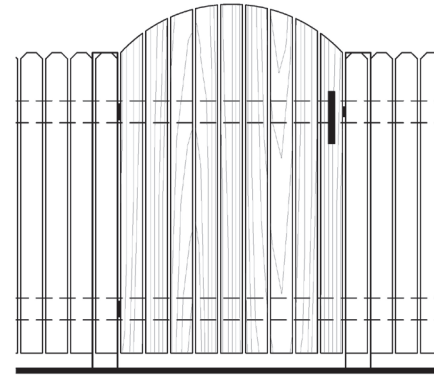


GATE TYPES

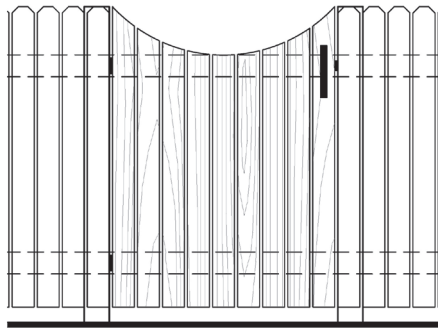
These guidelines provide a Lot Boundary Gate, as well as three types of Garden Gates (Type A, Type B, and Type C). Refer to the following pages for Gate guidelines & details.



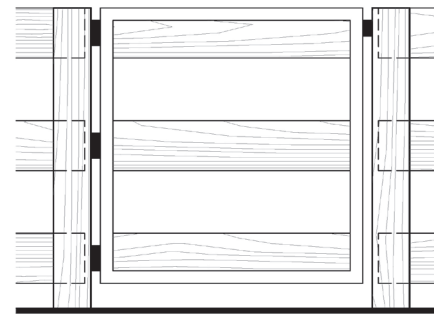
TYPE A
GARDEN GATE



TYPE B
GARDEN GATE



TYPE C
GARDEN GATE



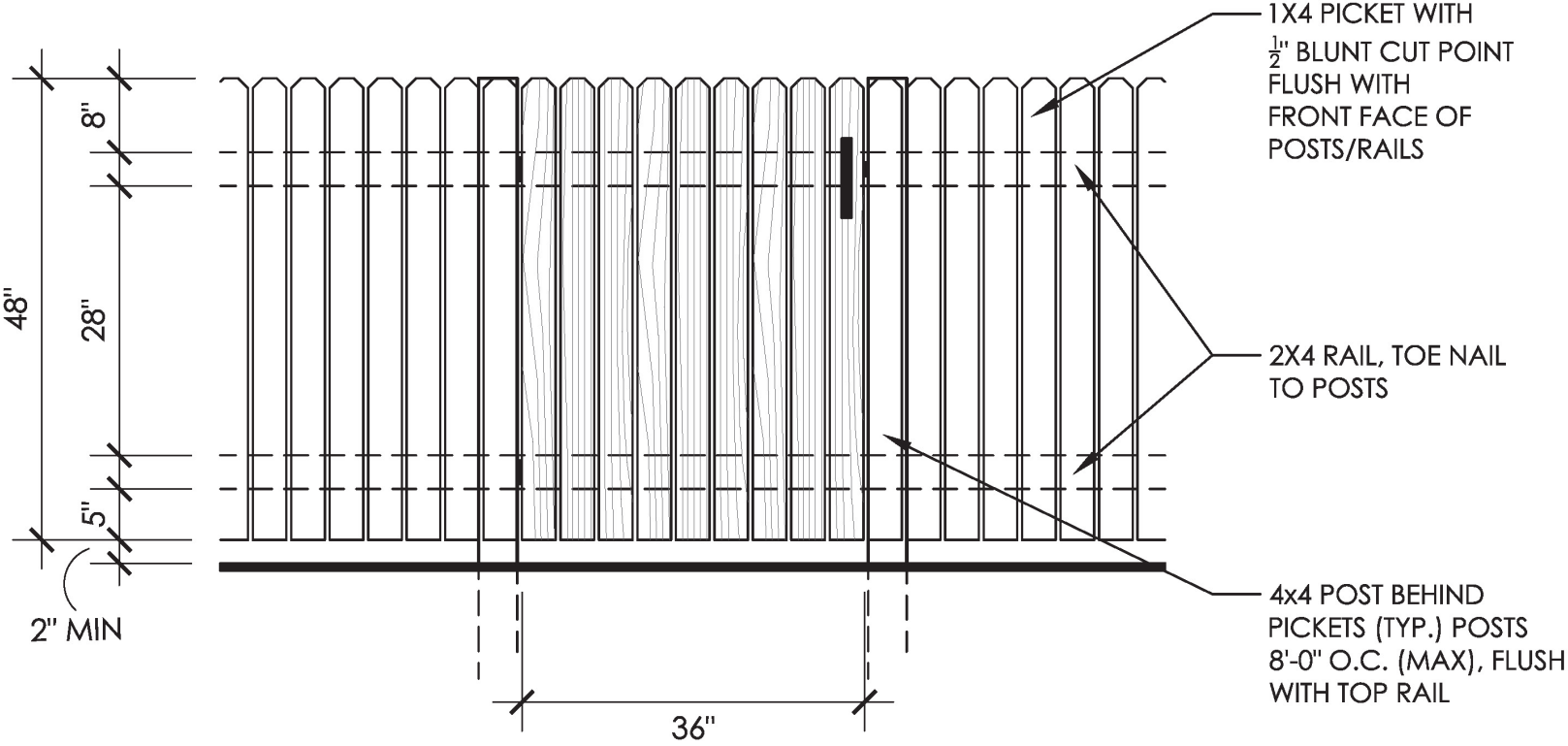
**LOT
BOUNDARY
GATE**

See Lot Boundary Fence (Type-A Three Rail Fence) on page 5 for fence design & details.



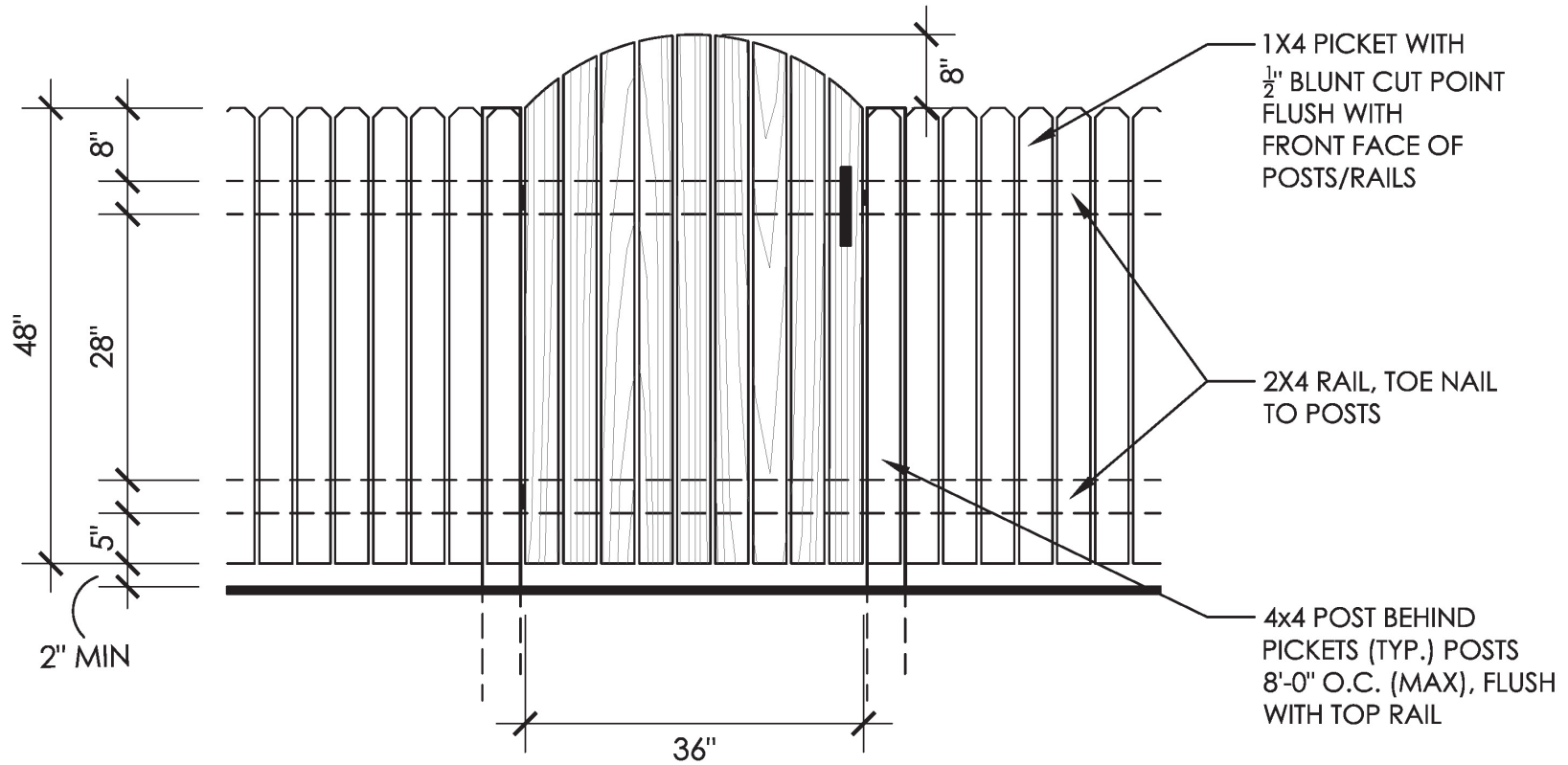
TYPE A • GATE

GARDEN GATE



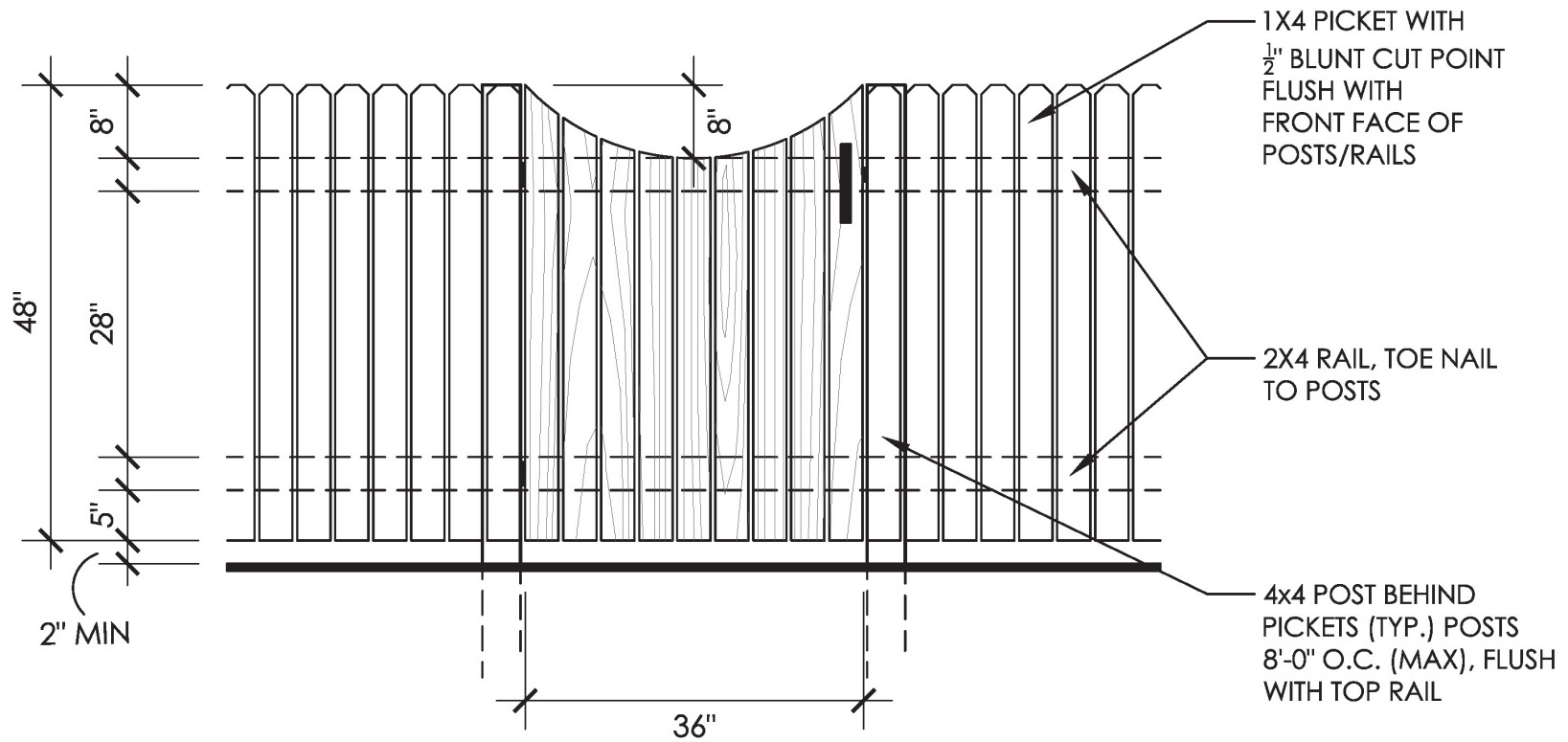
TYPE B • GATE

GARDEN GATE



TYPE C • GATE

GARDEN GATE



LOT BOUNDARY GATE

