

Herb River Bluff
ARB Standard for Fencing
as of October 1, 2025

1. The standard style for all fencing along the sides of the homeowners' rear property is to be shadowbox, approximately 8 feet in height, and stained with Sherwin Williams Woodscapes Flat Latex Stain, Manual Greenblack, matching the surrounding community fences.
2. On a case-by-case basis, approvals may be granted for the homeowner's rear fence to be of a height no less than 4 feet and may be granted to be of either the shadowbox style or aluminum/wrought iron style.
3. All installed fencing must stay within the homeowner's property lines. It cannot encroach on any of the common areas or buffer zones.
4. A gate, to be no larger than 4 feet wide, is allowed, typically installed from the main bedroom outside wall, attaching to the property line fencing.
5. Where the builder has installed a partial fence between the A and B units, that fence may be extended to the rear of the homeowner's property line fencing.
6. If future work and/or access is needed in any easement, right of way or buffer area, and that work requires removal of any fencing for access purposes, then the homeowner must bear all costs.
7. If permits are needed, then the homeowner or his or her contractor must obtain those before construction begins.
8. The homeowner is responsible, if necessary, for conducting a proper survey to ensure that your property lines are correctly marked.
9. The homeowner must ensure that any post digging does not compromise any of the sprinkler system or other community infrastructure. It is encouraged that the homeowner has this marked off prior to the start of work by the contractor.