**Herb River Fluff**
**ARB Standard for Fencing as of November 1, 2026**

1. Any fencing installed on a homeowner's property regardless of who installed it is the responsibility of the homeowner to maintain. This includes but is not limited to original fencing Landmark 24 installed around the homeowners' service yards, the rear party wall fencing between the A and B side of the townhomes, and fencing along the east side of 101A Hope Lane and the south sides behind 101A to 102B Hope Lane.
2. Although discouraged, if a homeowner installs fencing and ties it into any HOA common area fencing, then that portion of the common area fencing that benefits the homeowner becomes the responsibility of the homeowner to maintain. This includes but is not limited to the original fencing installed along the buffer zone on the north side of Hope Lane between 101A Hope Lane and 103B Hope Lane.
3. The standard style for the rear party wall fence is to be vertical shadowbox, approximately 8 feet in height and stained with a Herb River Bluff specially formulated Sherwin Williams Woodscapes flat latex stain called Manual Greenblack to match fences throughout Herb River Bluff. The exact formula for the stain can be found on the ARB's Standard for Exterior Paint Colors published document (For upgrades, see #6). A party wall is any fencing from which both the homeowner and the homeowner's neighbor benefit. This would include fencing between the A and B units as well as side perimeter fencing between buildings.
4. The standard style for the service yard fence is to be vertical edge to edge, approximately 4 feet in height and stained with the Herb River Bluff specially formulated Sherwin Williams Woodscapes flat latex stain called Manual Greenblack, noted in item #3, to match service yards throughout Herb River Bluff. (For upgrades, see #6).
5. On a case-by-case-basis the ARB will consider and may approve a homeowner's rear fence to be a height no less than 4 feet in either the traditional shadowbox style or aluminum/wrought iron style.
6. On a case-by-case basis the ARB will consider and may approve homeowners' requests to upgrade any of the fencing that they are responsible for maintaining to a product more durable than wood. However, the style of fencing must remain either the vertical shadowbox style or the vertical edge to edge style, dependent on where the upgrade is occurring. Additionally, the color of the durable fence product must be similar to the Herb River Bluff specially formulated Sherwin Williams Woodscapes flat latex stain, Manual Greenblack, noted in item #3, to match the surrounding Community fences.