

Herb River Bluff
ARB Standard for Fencing as of June 22, 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 Sherwin Williams Woodscapes flat latex stain called Manual Greenblack to match fences throughout Herb River Bluff. (For upgrades, see #6).
4. The standard style for the service yard fence is to be vertical edge to edge, approximately 4 feet in height and stained with Sherwin Williams Woodscapes flat latex stain called Manual Greenblack 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 Sherwin Williams Woodscapes flat latex stain, Manual Greenblack, to match the surrounding Community fences.
7. All installed fencing must stay within the homeowner's property lines. It cannot encroach on any of the common areas or buffer zones.
8. 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.
9. 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.

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10. 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.
11. If permits are needed, then the homeowner or their contractor must obtain those before construction begins.
12. The homeowner is responsible, if necessary, for conducting a proper survey to ensure that their property lines are correctly marked.
13. 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 their contractor starting the work.