

TO: ALL RESIDENTS/OWNERS OF THE CREST AT WAILUNA

SUBJECT: WALLS AND FENCES POLICY (Revised version June 2025)

This policy is established under authority of Article VI Section I Of the By Laws of the Association of Apartment owners of the Crest at Wailuna. This letter supersedes the walls and fences letter dated February 24, 1988, and any other information conveyed to the owner through letter/newsletter.

1. **Definitions** -The following definitions and/or descriptions will be used to interpret language used in the scope of this letter. They shall also be used and included in preparing requests for any walls and fences. Also enclosed are diagrams which help explain what is intended. These diagrams provide measurement details for guidelines that apply to all requests.
 - a. **EPC**: Environmental Protection Corridor
 - b. **Black Diamond Stripping**: The landscaping divider as installed by the developer which divides that area to be maintained by the Association, from the area which is the responsibility of the Lot Owner.
 - c. **Common Area**: Belonging to the Association. All areas of the Crest at Wailuna which are not a part of individual lots as designated by property markers/pins.
 - d. **Limited Common Area**: That part of each individual Lot which is designated by the black diamond stripping and landscaping or walls and fences as installed by the developer which is to be maintained by the Association.
 - e. **Wall**: Any free-standing wall not to exceed 30 inches in height above existing grade. Walls are to be constructed of suitable material, i.e. hollow wall tile, poured concrete, etc., which will support a minimum finish of stucco.
 - f. **Retaining Wall**: Any wall which does not exceed the height of the slab of the higher adjacent Lot and which retains soil. This wall is to be constructed of suitable construction material, i.e. hollow tile, poured concrete, etc., which will support a minimum finish of stucco.
 - g. **Wrought Iron Picket Fence/Anodized Aluminum Picket Fence**: These types of fences are permitted in the EPC. The maximum height is not to exceed 5 feet above the existing grade/ground level. Pickets shall not be spaced closer than 4-5 inches on center. No scrolling design is permitted.
Note: These types of fences may also extend between or around lots in Non-EPC areas with appropriate neighbor/association approval.
 - h. **Privacy/Double Slatted side Fence**: This is the only type of fence permitted between neighboring lots with the exception of wrought Iron/anodized aluminum described in paragraph 1 g. The maximum height is not to exceed 5 feet above the existing grade/ground level. SHAPE on top of each DOUBLE picket /slat should be flat across. Materials may be either wood or vinyl. Wood privacy slats measurements should be 1 X 8", Vinyl privacy slat measurements should be 1 X 6". Any wall installed under a double slatted privacy fence will still have a maximum fence height of 5 feet above existing grade/ground level. (This will include the wall height measurements).

Note: This type of fencing may be requested for side of Lots without neighbors but not in an EPC.
 - i. **FRONT FENCE**
SINGLE Picket/SINGLE Slatted. SHAPE on the top of each SINGLE PICKET OR SLAT should be DOG EARED, not flat across. A gate may also be installed. ***Please refer to the diagram to view the front fence measurements and shape requirements.***

FRONT FENCE Picket materials may be Wood slats measuring 1 x 4" or vinyl slats measuring 1 x 3". Single picket spacing measurements between slats is 1.5". This is the only slat type of fencing permitted between side boundary lot lines and houses. The maximum height of the fence (regardless of material used) is not to exceed 3 feet 6 inches or 42' above existing grade/ground level for the single pickets. Any single slat fence installed on top of a wall, shall still have a

maximum height measurement of 3'6" or 42" from existing grade/ground level. (This will include the wall height measurements).

FRONT GATE

SINGLE Picket/SINGLE Slatted: This is the only type of fencing permitted for a front gate. The gate's pickets range from the shortest picket of 3 feet 6" to the tallest picket at 4 feet 6 inches, the maximum gate height above existing grade/ground level. ***Please refer to the diagram for front fence picket and gate measurement details.***

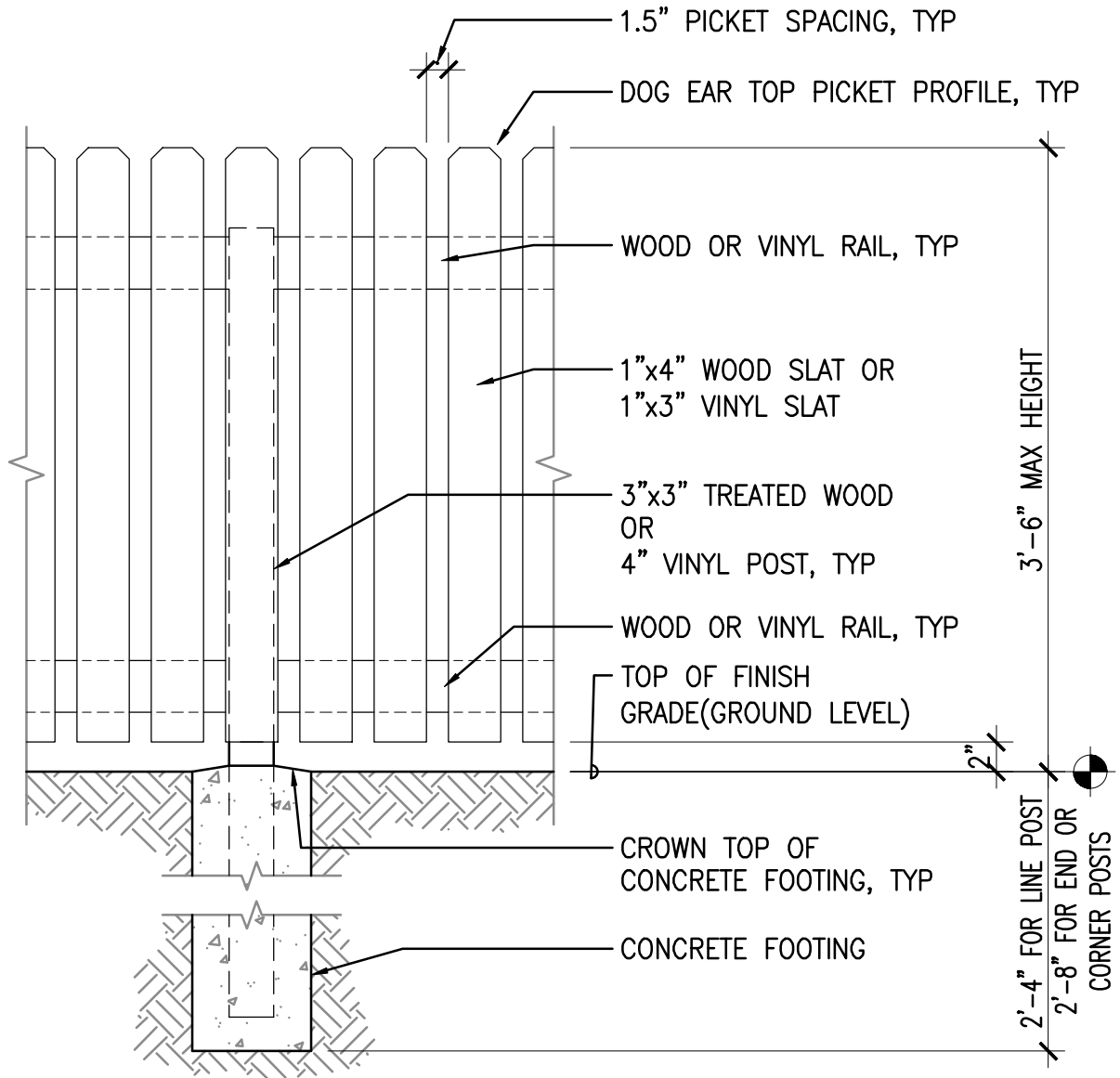
FRONT GATE SHAPE

The front gate should be DOME or SCALLOP shaped with single pickets ranging from 3'6"-4'6" (maximum height) with 3" graduated ranges. ***Please refer to the diagram for detailed front gate picket measurements and shape requirements.***

- j. **Front House/Lot:** That side of the house/lot which includes the driveway.
- k. **Rear of House/Lot:** That side of the house/lot which is on the opposite side of the driveway.
- 2. **Finishes on Walls:** The finish on all sides and the top of the following walls will be of stone veneer.
 - a. Walls within the EPC
 - b. Walls bordering on Association/Common areas.
 - c. Retaining walls over 30 inches in height, even though they may be no higher than the house slabs the higher lot.
- 3. **Exceptions to Paragraph 2 Above** - the minimum required finish consisting of stucco may be requested, for walls in non-EPC areas only under the following conditions:
 - a. As viewed from the owner's side - The wall is obscured from the general public's view by either installing a single, slatted picket fence from the wall to the side' of the house or by guaranteeing that appropriate landscaping/shrubbery will be planted and properly maintained to obscure the wall.
 - b. As viewed from the neighbor's side - The wall is obscured from the general public's view by either having your neighbor install a single slatted picket fence from the wall to the side of their house. (See requirements for such under fences and note that the neighbor must submit and obtain approval for such a fence) or by having your neighbor sign a letter guaranteeing that appropriate landscaping/ shrubbery will be planted and properly maintained to obscure the wall.
- 4. **Finishes on Fences** - Wrought iron/anodized aluminum fences are to be painted or black in color. Privacy/double slatted and picket/single slatted fences are to be painted or white in color.
- 5. Walls and/or fences installed along any side boundary lot line may extend as far as the black diamond stripping or the end of the house/garage face whichever comes first starting from the rear of the house/lot. Single-slatted picket fences may not encroach into or across developer installed landscaping (limited common area).
- 6. The scope of this letter cannot fulfill all the differing ideas for walls and fences that owners/residents may request. Request that constitutes exceptions to this policy will be reviewed on an individual basis with the Board of Directors having the final decision.

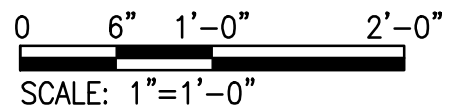
NOTES:

1. IF THE FENCE IS INSTALLED ON THE TOP OF A WALL, THE TOTAL HEIGHT OF FENCE SHALL NOT EXCEED 3'-6" ABOVE THE FINISHED GRADE(GROUND LEVEL).
2. ALL SURFACES OF THE FENCE SHALL BE WHITE.
3. IF USING A VINYL POST, FILL POST HOLE WITH CONCRETE BEFORE SETTING VINYL POST IN PLACE. ENSURE THAT THE CONCRETE FILLS THE INTERIOR OF THE POST AS IT IS SET INTO THE HOLE.
4. PROVIDE STEEL REINFORCEMENT FOR VINYL END AND CORNER POSTS.



FRONT YARD FENCE SINGLE PICKET OR SINGLE SLAT

1"=1'-0"



PROJECT NAME:

**THE CREST OF WAILUNA
FENCE TYPE**

PROJECT
NO.

REV.
DATE:

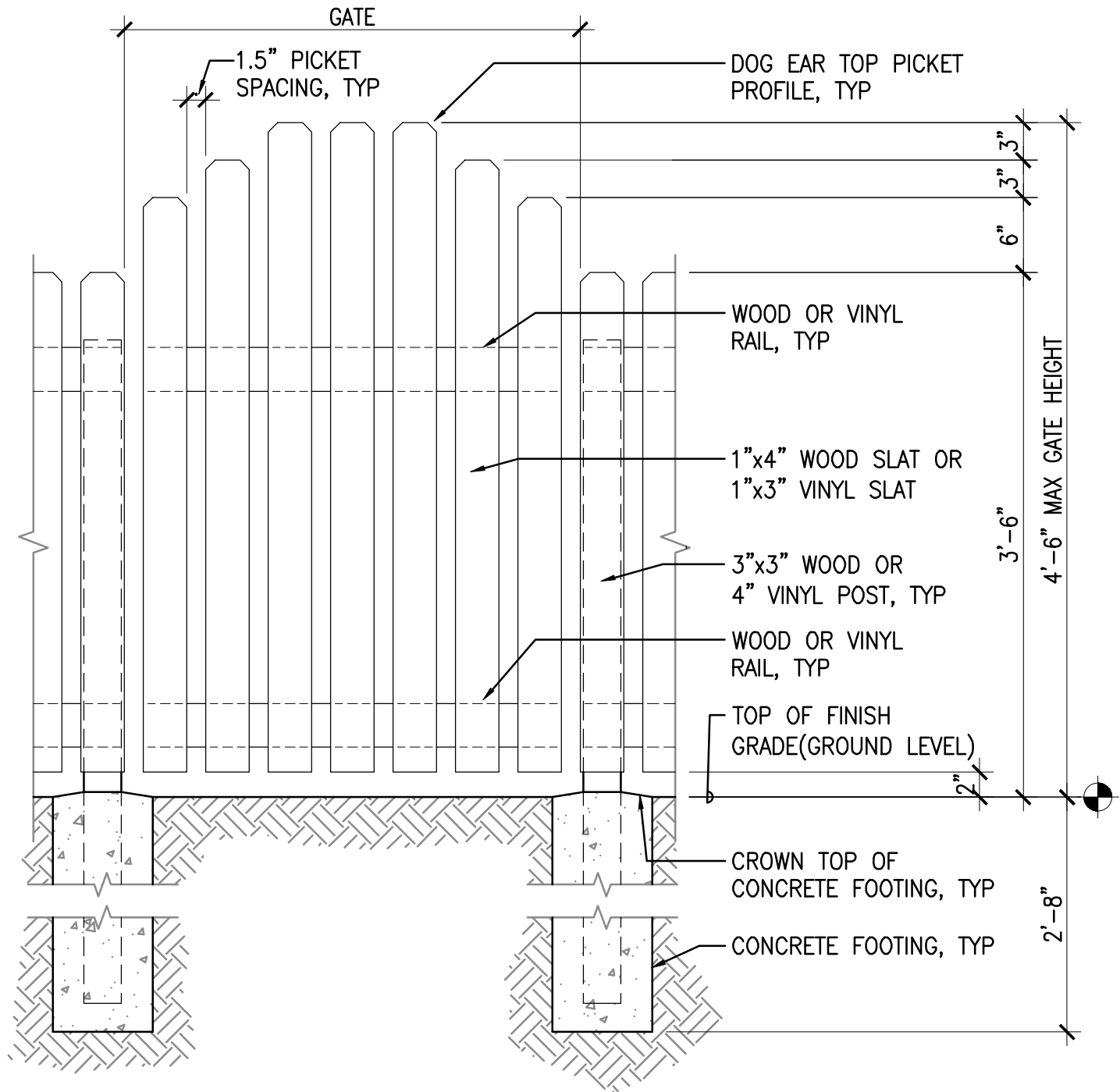
DATE: **6/10/2025**

SHEET NUMBER:

SK-01

NOTES:

1. ALL SURFACES OF THE FENCE AND GATE SHALL BE WHITE.
2. PROVIDE STEEL REINFORCEMENT FOR VINYL HINGE AND STRIKE POSTS.



FRONT GATE DOME TOP SHAPE

1"=1'-0"

0 6" 1'-0" 2'-0"
SCALE: 1"=1'-0"

PROJECT NAME:

**THE CREST OF WAILUNA
FENCE TYPE**

SHEET NUMBER:

SK-01A

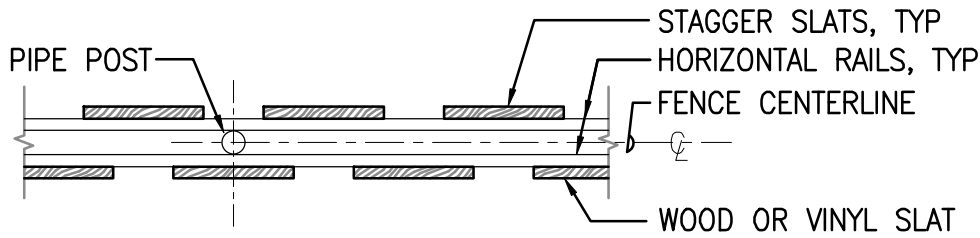
PROJECT
NO.

REV.
DATE:

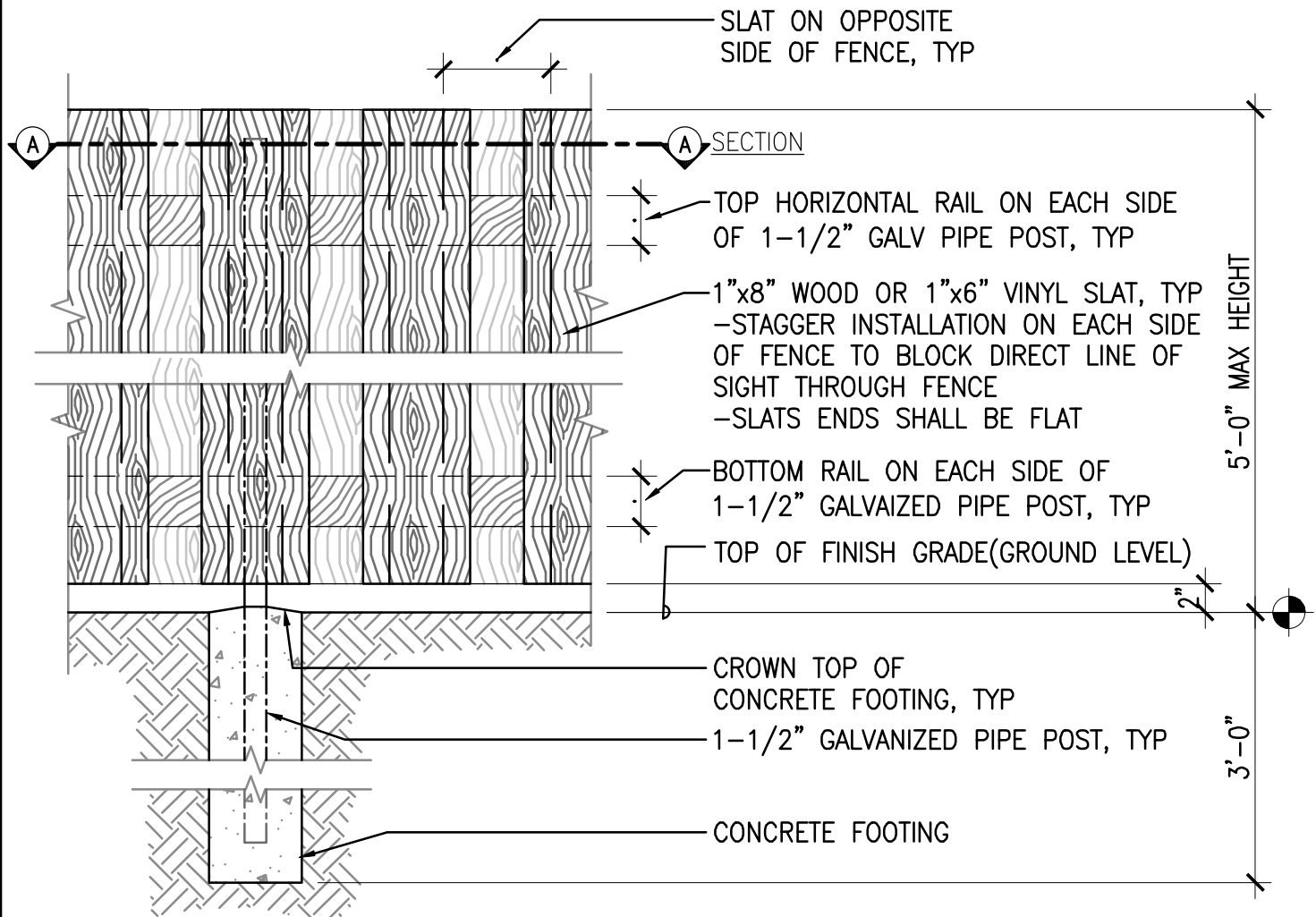
DATE: **6/10/2025**

NOTES:

1. IF THE FENCE IS INSTALLED ON THE TOP OF A WALL, THE TOTAL HEIGHT OF FENCE SHALL NOT EXCEED 5'-0" ABOVE THE FINISHED GRADE(GROUND LEVEL).
2. ALL SURFACES OF THE FENCE SHALL BE WHITE.

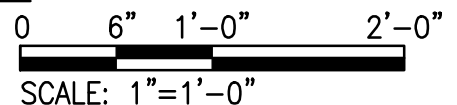


A-A: SECTION



PRIVACY FENCE - WOOD OR VINYL DOUBLE SLATTED

1"=1'-0"



PROJECT NAME:

**THE CREST OF WAILUNA
FENCE TYPE**

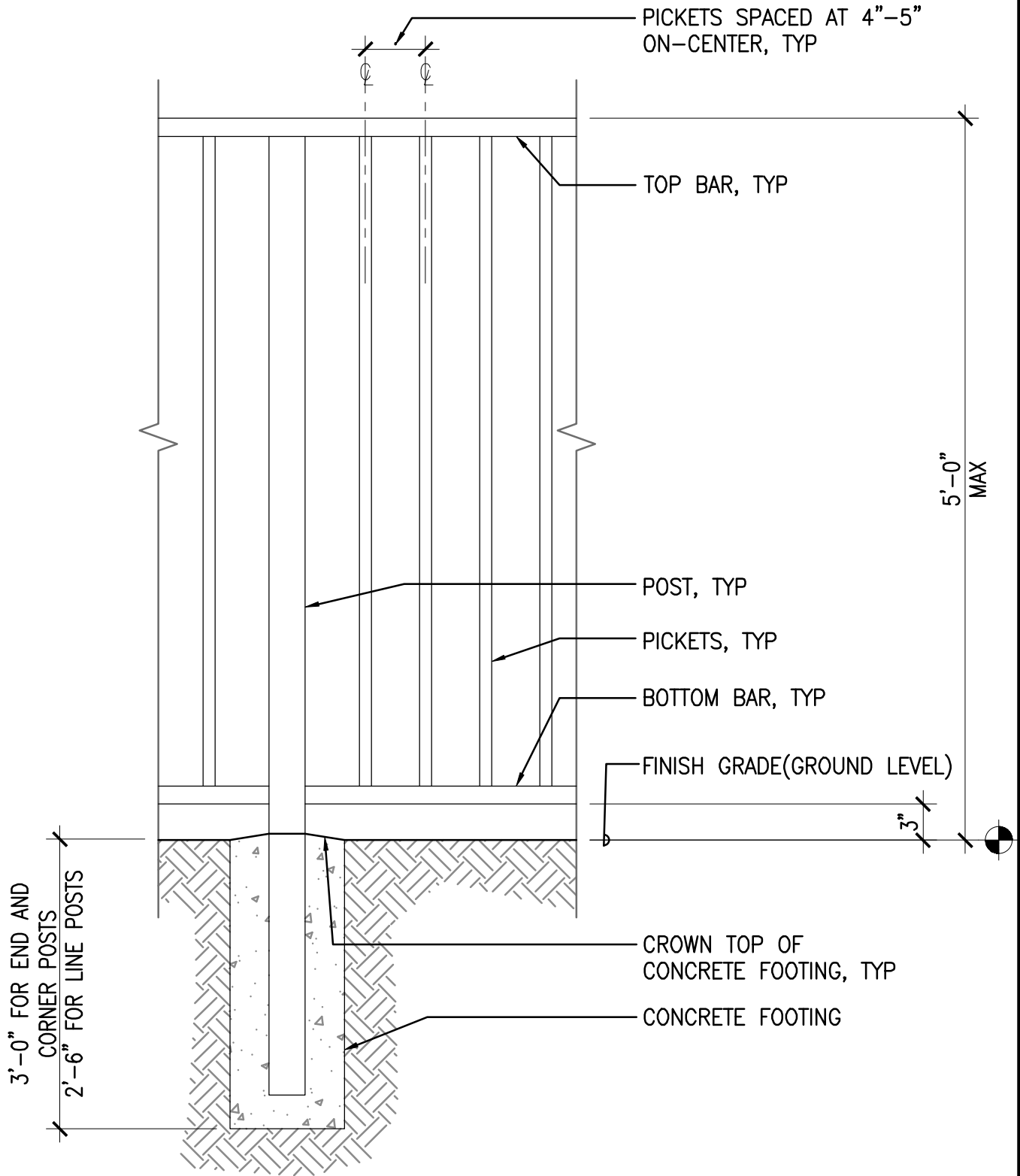
SHEET NUMBER:

SK-02

PROJECT
NO.

REV.
DATE:

DATE: **6/10/2025**

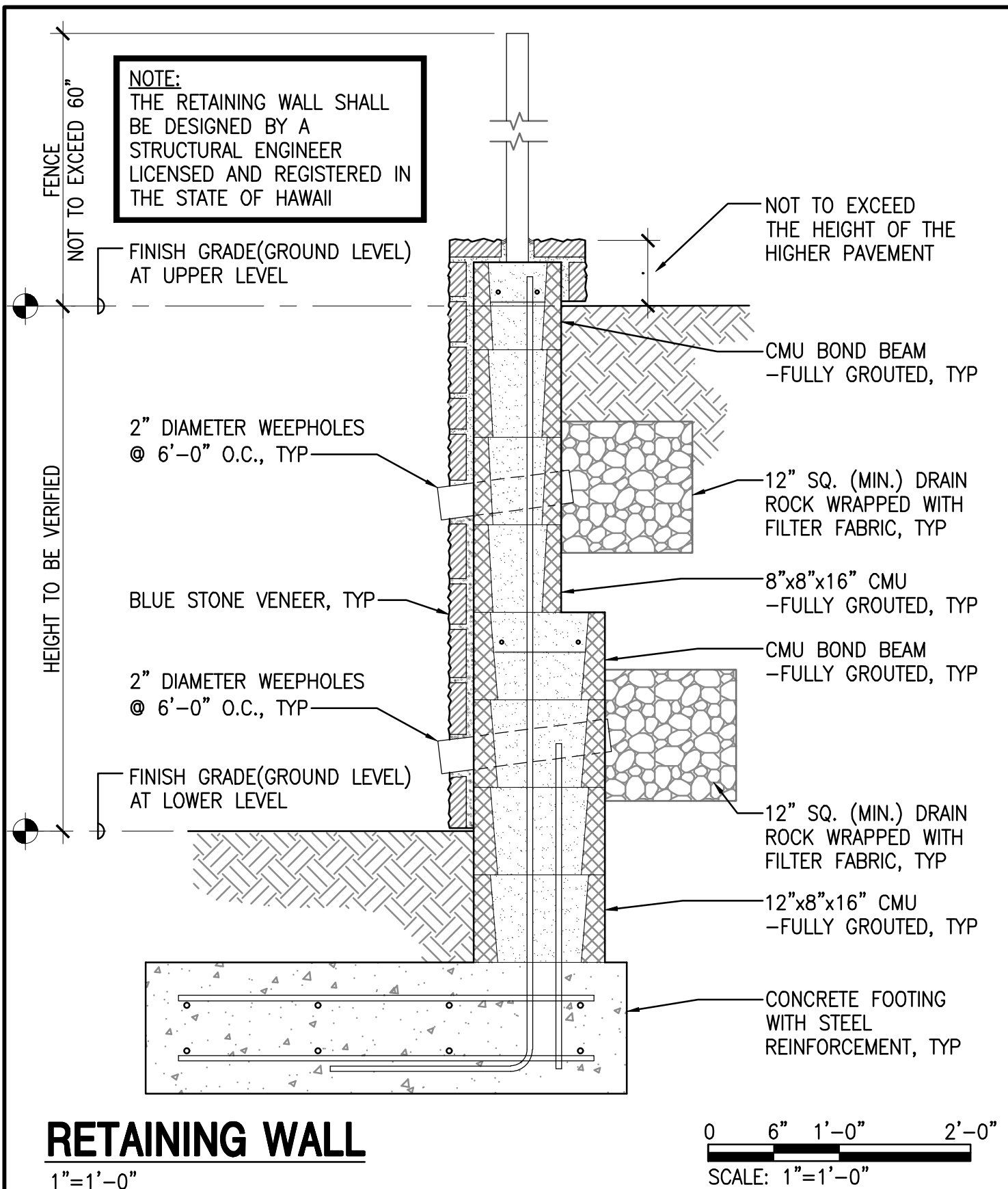


WROUGHT IRON PICKET FENCE

1"=1'-0"

0 6" 1'-0" 2'-0"
SCALE: 1"=1'-0"

PROJECT NAME: THE CREST OF WAILUNA FENCE TYPE			SHEET NUMBER: SK-03
PROJECT NO.	REV. DATE:	DATE: 6/10/2025	



PROJECT NAME: THE CREST OF WAILUNA FENCE TYPE			SHEET NUMBER: SK-04
PROJECT NO.	REV. DATE:	DATE: 6/10/2025	