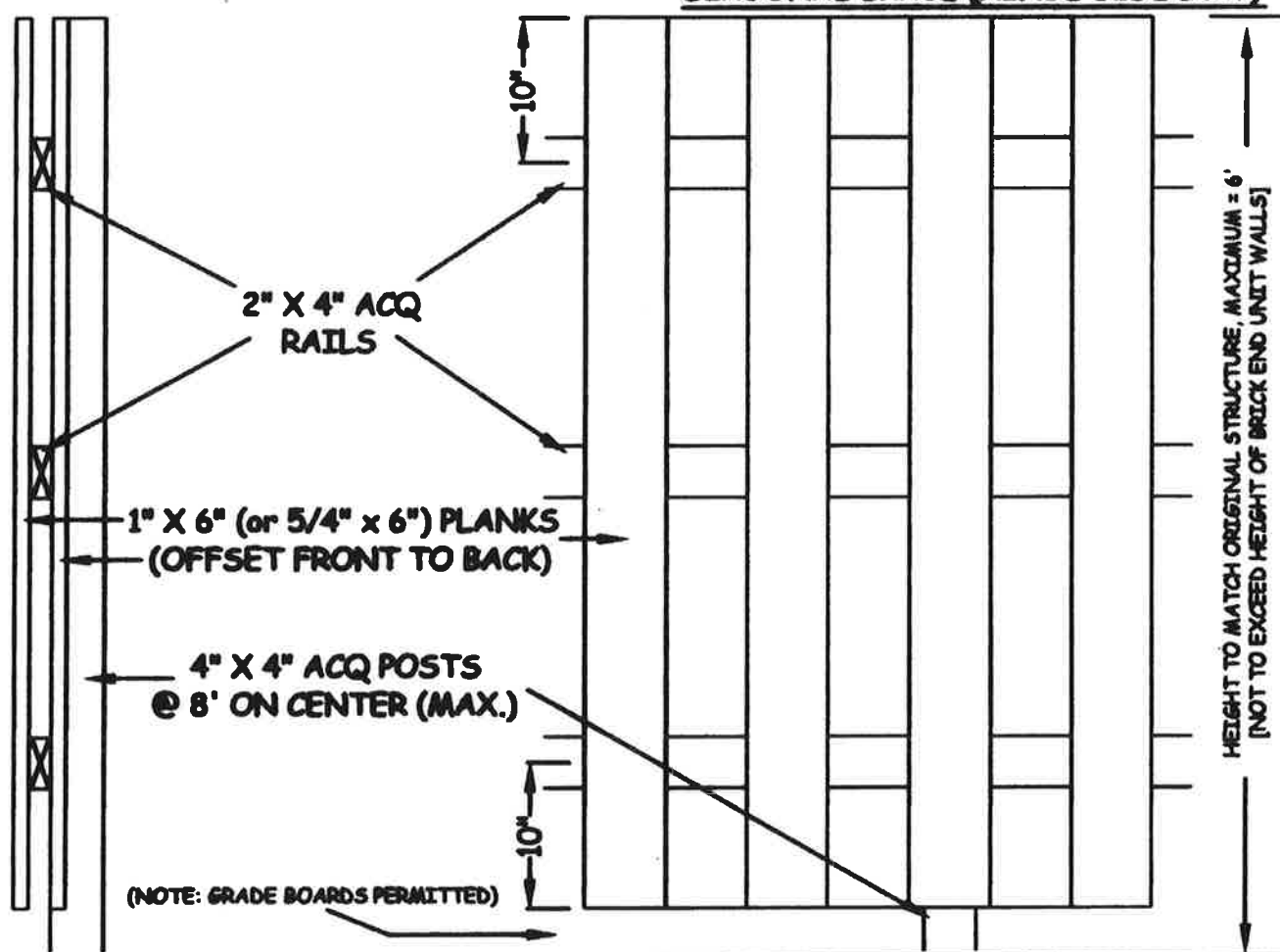


**PLAN**

NOTE: ALL LUMBER TO BE ACQ OR CEDAR.  
GATES TO BE CONSTRUCTED WITH A DIAGONAL BRACE (HINGE SIDE LOW)



**SECTION**

**ELEVATION**

<p><b>ARCHITECTURAL CONTROL STANDARDS</b></p> <p>For TWIN RIVERS COMMUNITY TRUST 92 Twin Rivers Drive West East Windsor, NJ 08520</p>	<p><b>FENCE &amp; GATE</b></p> <p>QUADS I &amp; EDISON DR. Except Bennington Dr. Models: #113 thru #127 (Odd #'S) <i>See Quads II, III &amp; IV</i></p>	<p><b>S</b> <b>14c</b></p>
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## TOWNHOUSE FENCE & GATE STANDARD

### Quad I & Edison Drive

All Fence and Gate installations, and repairs in excess of 50%, are to be constructed per original form, using the standard or alternate "Board on Board" design detailed in standards S/14 c, e, f & g (S/14f applies to Fence only). Material sizes are to match those specified in the applicable standards, using pressure treated/ACQ (alkaline cooper quaternary) or Cedar lumber. Fences may not be constructed of pre-fabricated materials. Fences on Edison Drive are to have round-edged cap/deck boards, as per original construction. Fence height cannot exceed 6' *from grade*. All Fenced in areas require one Gate (only), recommended to be readily accessible from the exterior by emergency personnel. A thumb latch is required upon Gate replacement. Gates on Edison Drive are to be repaired or reconstructed per original form, which is "Plank" style, with the top finished in the *Pediment* pattern (see S/14 e). Common Gate width is 36" to 42". Corner Gates must be hung in line w/ Rear Fence.

Party Fences (left & right) are to be reconstructed in their original installation position, which is directly centered on the dividing line between lots; and must consist of one structure (Fence) only, emanating from the center of the Party Wall face (front). Posts are required at the Party Wall. Maximum Post span is 8' (maximum span of 10' w/ 2"X 6" Rails is permitted where modifications to existing adjoining structures would be impractical, damaging or cost prohibitive.) Party Fences are deemed co-ownership and shared responsibility for that portion between the Party Wall front and the innermost rear Fence line. Extended sections (end returns) of Party Fences are the sole responsibility of the lot/owner upon which the rear Fence line is extended.

The exterior and top surfaces of all Fences and Gates are to be finished in an approved *Tudor Brown* paint or solid color stain (see S/4). The interior surfaces may be: A) finished in the same *Tudor Brown*, B) finished in one of the approved siding colors (see S/4), C) finished in the same approved color as the residence trim or deck, or D) left natural (a preservative is recommended in this case.) Shed repairs associated w/ Rear Fence integration must be implemented w/ replacement. Rear Wall of Shed must be *Tudor Brown*.

*Please refer to S/8A for Rear Fence Address Number installation requirements.*

### ARCHITECTURAL CONTROL STANDARDS

For

TWIN RIVERS COMMUNITY TRUST  
92 Twin Rivers Drive West  
East Windsor, NJ 08520

**FENCE  
& GATE**  
QUAD I & EDISON  
DR.

Excluding Bennington Dr. Models;  
#113 thru #127 (Odd #'s)  
See S/14b: Quads II, III & IV

**S**  
**14d**

# TYPICAL GATE CONSTRUCTION

QUAD 1

DOUBLE GATE LATCH (W / DEADBOLT)

6', 0" MAX.

2" X 4" RAILS

5 1/2"

1" X 4" PLATE

HINGE SIDE

8"

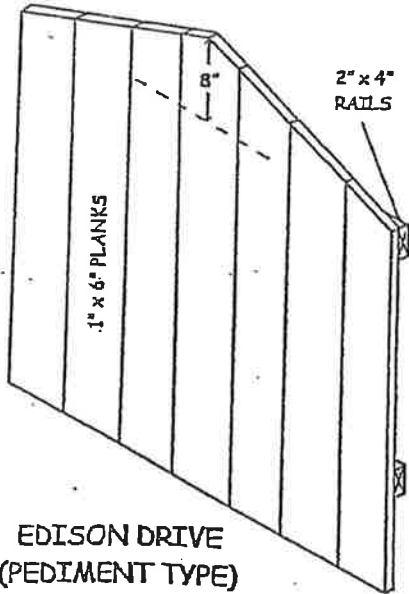
DIAGONAL BRACE

1" X 4" PLATE

2" X 2" BLOCK

1" X 6" PLANKS

2" X 4" RAILS



NOTE: MAXIMUM ALLOWABLE GATE WIDTH; FIVE (5) FEET. ALL GATES MUST BE CONSTRUCTED WITH A DIAGONAL BRACE (HINGE SIDE LOW). DOUBLE LATCH REQUIRED UPON GATE REPLACEMENT ONLY.

## ARCHITECTURAL CONTROL STANDARDS

For  
TWIN RIVERS COMMUNITY TRUST  
92 Twin Rivers Drive West  
East Windsor, NJ 08520

GATE  
QUAD 1  
& EDISON DR.  
Excluding Bennington Dr. Models;  
#113 thru #127 (Odd #'s)

S  
14e