

FENCE MOVE STANDARD

1) The Rear Fence is permitted to be moved to a position eighteen (18) inches parallel from the rear property line, where that property line coincides with the inside edge of the rear common walk. Where the rear property line is positioned eighteen (18) inches or more from the inside edge of the rear common walk, the Rear Fence is permitted to be moved to that property line. The 18” setback must be maintained in order to accommodate production mowing and properties care. Shrubs, trees, ornamentals, stone or wood chips, borders, etc. are not permitted behind the Rear Fence after relocation. Approval is required from the Trust prior to the commencement of any work.

Note: Townhouse properties are eighty (80) feet deep. For a majority of units, the front and rear boundaries extend (at right angles) from the front curb line or common walk inside edge, to the inside edge of the rear common walk. This allows for the standard fence move 18” parallel from the rear boundary. However, it is the responsibility of the homeowner to reference their property’s *Plot Plan* and determine boundaries prior to construction, so as to avoid extending beyond those boundaries. For more detailed survey information, please contact the East Windsor Township Tax Assessor’s office at 443-4000, extension 33.

- 2) Fence extensions (Rear Fence & End Return) must be constructed per applicable standards (S/14 a thru d). Extended side sections (End Returns) must be finished on the exterior to match the Rear Fence; and on the interior to match the Party Fence.
- 3) Existing Sheds must be reconstructed or enlarged in conjunction with Fence modification, as per S/15 a, b & c, or eliminated to allow for increased rear yard area.
- 4) Property owner is responsible for maintaining clearance to underground sprinkler system and utilities.

Exceptions: Split Level units are not permitted to move fence location. Units bordering Fire Lanes must observe E. W. Twp. Setback requirements.

<p><u>ARCHITECTURAL CONTROL STANDARDS</u> For TWIN RIVERS COMMUNITY TRUST 92 Twin Rivers Drive West East Windsor, NJ 08520</p>	<p>FENCE MOVE</p>	<p>S 14h</p>
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