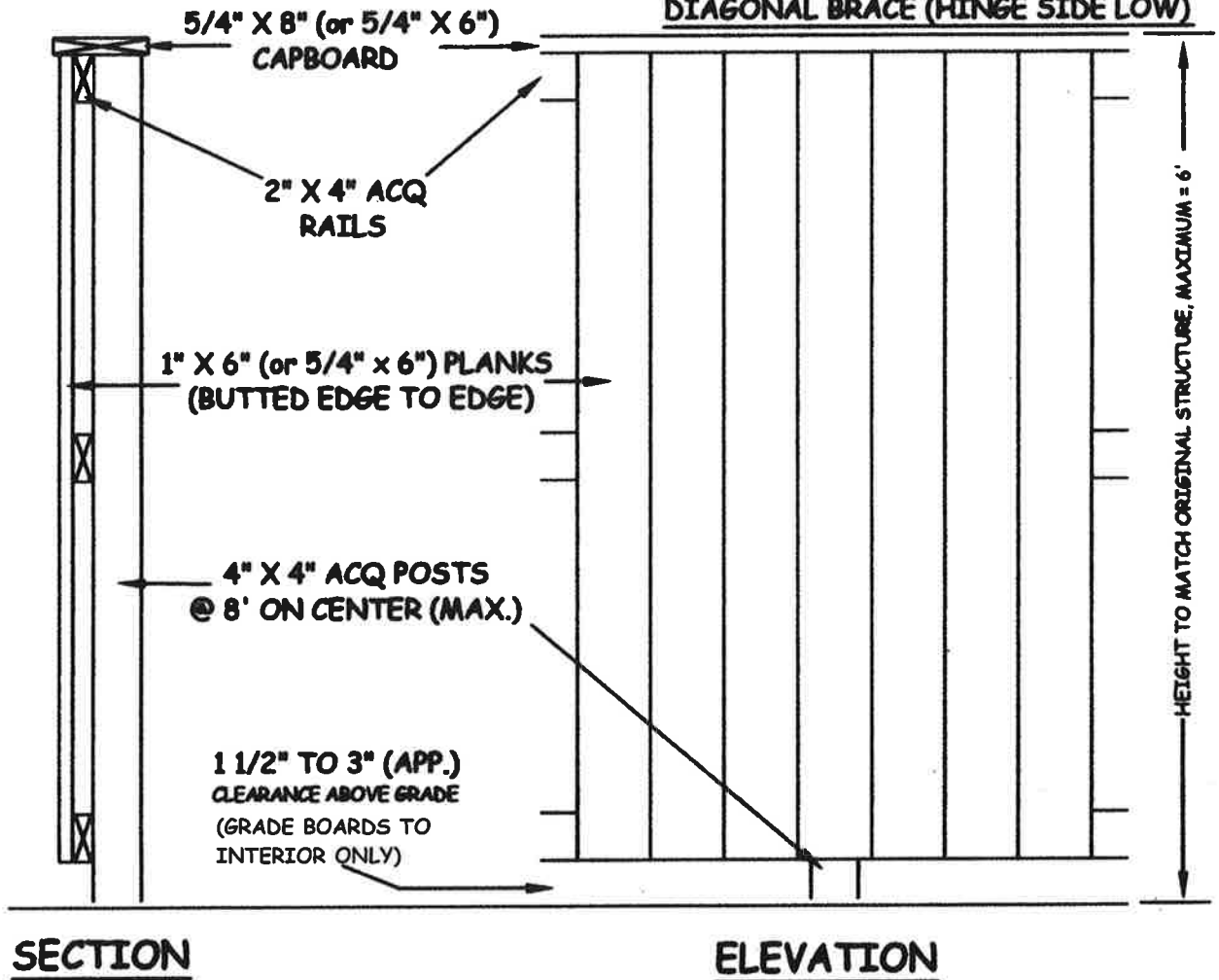


NOTE: ALL LUMBER TO BE ACQ OR CEDAR. GATES TO BE CONSTRUCTED WITH A DIAGONAL BRACE (HINGE SIDE LOW)



ARCHITECTURAL CONTROL STANDARDS

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

FENCE & GATE

QUADS II, III & IV
 & BENNINGTON DR. MODELS;
 #113 THRU #127 (ODD #'S)
 EXCEPT EDISON DR. (See Quad 1)

S
14a

TOWNHOUSE FENCE AND GATE STANDARD

Quads II, III, & IV

All fence and gate installations, and repairs in excess of 50% of each element (for each length), are to be constructed in the upgraded design, per Standard S/14A, using pressure treated/ACQ (alkaline cooper quaternary) or cedar lumber. Fences may not be constructed of pre-fabricated materials. Fence caps must be round-edged cap/deck boards. Fence height cannot exceed 6' *from grade*. All fenced in areas require one gate (only), constructed in the same style and at the same level and plane as the fence, recommended to be readily accessible from the exterior by emergency personnel. A thumb latch and diagonal brace are required upon Gate replacement. Common gate widths are 36" to 42". All gates are to be located at the end of the fence run, with corner gates hung in line with the rear fence. All repairs and replacements must meet uniform construction guidelines.

The exterior and top surfaces of all rear fences, gates and end returns are to be finished in the approved target color, **Benjamin Moore "Tudor Brown"** paint, **satin** finish. 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).

Party fences (left & right) are to be reconstructed in their original position (directly centered on the *legal* boundary line between lots) and must consist of one fence structure only, emanating from the center of the party wall face. Original post layout must be maintained, with a post required at each party wall. Post span is 8' or 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 are a shared responsibility, for that portion between the party wall front and the innermost rear fence line. Fence returns (extended sections) of party fences are the sole responsibility of the lot/owner upon which the rear fence line is extended; it must be finished on the exterior to match the rear fence and finished on the interior to match the party fence. The inside of rear and party fences may be finished utilizing privacy shields (per S/14G). Shed repairs associated w/ rear fence integration must be implemented w/ replacement. Rear wall of shed must be painted in the target color "**Tudor Brown**".

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

ARCHITECTURAL CONTROL STANDARDS

For

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East Windsor, NJ 08520

FENCE & GATE

QUADS II, III & IV
& Bennington Dr. Models;
#113 thru #127 (Odd #'s)
Excluding Edison Dr. See S/14d: Quad I

S
14b