

WELLINGTON OF FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
Bulletin #4 - Wooden Fencing
March 19, 1998
Revised September 5, 2014 & June 21, 2017

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The property encumbered by this Wooden Fencing Bulletin is that property restricted by the Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound Residential Association, Inc., recorded under Clerk’s File Number 006513, Deed Records, Denton County, Texas (hereinafter the “Declaration”), as same has been or may be amended from time to time, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Wellington of Flower Mound Residential Association, Inc. (the “Association”).

Pursuant to Article 10.02 of the Declaration, the Architectural Control Committee (hereinafter the “Committee” or “ACC”) may, from time to time, publish and promulgate Architectural Standards Bulletins covering all or a portion of the property subject to the Declaration. These bulletins may contain standards, requirements or limitations in addition to those expressly set forth or referred to in the Declaration.

Pursuant to the authority granted in Section 202.007(d) of the Texas Property Code, the ACC, together with the joinder of the Board of Directors (the “Board”), hereby adopts this Wooden Fencing Policy, which shall run with the land and be binding on all owners and lots within the subdivision. This Bulletin replaces any previously recorded or implemented policy that addresses the subjects contained herein.

This bulletin is applicable to all Wellington lots.

A request via application must be submitted to the ACC for review on a case by case basis before beginning any work. Approval or disapproval will be given in accordance with the Declaration. Nothing contained herein waives any right or remedy otherwise available to the ACC under the Declaration. This Bulletin does not apply to property that is owned or maintained by the Association.

Application to Include:

1. A site plan showing the proposed location of the new fence and the neighboring properties affected.
2. Drawings or photos of any existing structural elements already on site (retaining walls, drainage swale, etc.).
3. Details on the fence height (including information on old fence height), style (side-by-side or board-on-board pickets), materials to be used (red cedar or pressure-treated pine), structural supports to be used and stain to be used. Details on any gates to be installed to include but not limited to location and style.

Definition:

Visible from public right-of-ways or the Common areas – refers to any fence section(s) installed in front of the home's side fence return and/or any fence section adjacent to a public right-of-way or common area.

Specific Guidelines:

Perimeter fencing constructed (primarily) of wood shall adhere to the following guidelines:

1. Material to be red cedar or pressure-treated pine.
2. Fence style and stain must be uniform with existing fence and neighboring fences; solid board privacy or board-on-board construction with no gaps between slats.
3. Stain/sealer to be transparent or semi-transparent/translucent in a natural wood color; solid color stains are not permitted. All new fencing must be stained.
4. Fences must be connected to the house.
5. Dimensions:
 - Height: Fences to be a minimum of 6' in height and a maximum of 8' and any fence erected on top of a retaining wall may not exceed 6' in height.
 - Setback: Minimum 5' back from the front-most outside wall surface of the house proper.
 - Vertical Posts: 4" x 4" wood or 2-3/8" diameter 0.095 gauge galvanized steel – max 8' 0" on center. For fences visible from public right-of-ways or the Common areas, posts must face the interior of the property and not be visible.
 - Horizontal Rails : Minimum 2" x 4" nominal size; a minimum of 3 rails shall be used on a 6' high fence, with 4 used on an 8' high fence; rails may not be visible from public right-of-ways or the Common areas.
 - Footing: 10" diameter x 24" deep 3,000 p.s.i. concrete
6. All fasteners to be non-rusting, non-corrosive i.e. hot-dipped galvanized
7. All materials shall be securely fastened to ensure longevity and safety
8. For fence repairs, the old structural supports must be removed. Any replacement pieces must match the existing pickets and structural supports. You may need to stain your entire fence to achieve uniformity.
9. Requests for decorative elements on a gate will be reviewed on a case by case basis. Decorative elements are defined as rounded or arched tops, and/or decorative ironwork within the body of the gate.
10. Fences must comply with the Town of Flower Mound guidelines.

WOODEN FENCING