

Why is the DRC proposing this change to the Design Rules?

To allow the use of non-metallic mesh on lots adjacent to the golf courses or open spaces, typically lots with knee walls.

4.29.4 Metal Fences/Wrought Iron Fences (lots adjacent to the golf courses or open spaces, typically lots with knee walls)

Metal and wrought iron fences are permitted on the rear property wall of lots adjacent to the golf courses or open spaces, provided prior written approval has been received from the DRC. The total fence height must not exceed an overall height of five (5) feet from the existing grade of the lot as measured from the outside of the fence, (this measurement is to include the knee wall + fencing). Increasing the height of a knee wall with block or any material is prohibited. The color shall be one solid color either black, or tan. The design shall be the same or similar to the metal fences installed throughout the community and shall tie into the rear side property walls, in a stairstep manner, so as not to exceed five feet (5'). When submitting to the DRC, provide a plot plan to include an elevation rendering indicating the location, pattern, color and dimensions of the proposed metal or wrought iron. Wire fencing such as chicken wire, landscape wire or other forms of wire fencing is not permitted.

Non-metallic mesh may be woven through the pickets of the fence provided the material is almost invisible. An example of such a material is commercially available fiberglass mesh comprised of mesh elements having a diameter of 0.008 inch to 0.009 inch, arranged to make 8 X 8 (per inch) or 9 X 9 (per inch) grid cells (one vendor is Saint-Grobian ADFORS in charcoal color). A sample of the material must be submitted with the Home Improvement Application (HIA).

Any walls originally constructed by the declarant and located adjacent to the golf course or open spaces shall be maintained by the owner. The owner shall be responsible for maintaining the knee wall in a clean and attractive appearance that is substantially the same as the wall's original appearance. The paint color name and ID for knee walls for phase one is Navajo White DEC772. Phases two and three are Sandal DEC715 which can be purchased at Dunn Edwards.

Why is the DRC proposing this change to the Design Rules?

To clarify that Section 4.16 does not permit netting.

4.16 Garden Shade Cloth

Garden shade cloth may be used to protect plants and trees between June 15 and September 15 only. The shade cloth must be specifically sold for gardening shading: green, light tan or black in color and woven from a synthetic product. The shade cloth must be secured to wooden stakes or poles. **Netting, of any kind, is not permitted on any portion of the Sun City Shadow Hills' common area, or any individual Owner's lot. Nothing in this prohibition applies to the non-metallic mesh described in §4.29.4.**