

Uplands Architectural Guidelines Addendum for FENCING as of April 12, 2021

Benefits of an Architectural Review

- Standardized approvals for homeowners
- Consistent “look and feel” throughout the neighbourhood
- Property values that are better maintained and protected

This Addendum modifies the current UHHA Architectural Guidelines for FENCING as of April 12, 2021. Any homeowner non-compliant changes prior to this date are grandfathered.

Base requirements:

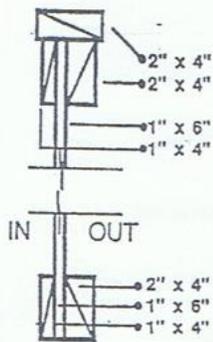
- a) The fencing material shall have a proven service life minimum of 15+ years. Currently approved materials include wood (see diagram) and chain link fencing. The aim is to have uniformity of homeowner fencing. Vinyl fencing will not be approved.
- b) The material colours shall be consistent with prior UHHA Guidelines.
- c) All fencing material must be kept in good repair during its service life. After the service life, the fencing shall be replaced with “like for like” or maintained so as not to fall into disrepair. Any other options should be sent to the UHHA Board for consideration.
- d) Homeowners are required to maintain the chain link fencing installed by the Developer. Such installations prior to this date will be “grandfathered” and replaced after its service life with chain link fencing in the original style and height.
- e) Fencing between neighbours should be discussed and installed by mutual agreement with the materials noted in “a” above.
- f) Fencing installed along lots backing onto public reserve or walkways (exceptions being the 500 and 600 blocks with Developer installed wood fencing) shall be chain link as installed by the Developer. Consistency in “line of sight” for colour and height is encouraged.
- g) Homeowners are encouraged not to place any visual screening or out buildings near any chain link fence installed by the Developer (per (f) above), other than vines, shrubs, trees, or other similar horticultural elements. These horticultural elements must not cause damage to the chain link fence.
- h) In all cases where a homeowner constructed fence abuts a Developer constructed chain link fence, along parks and pathways the homeowner constructed fence height must match that of the Developer fence. For example, if the lot backs onto a green space where the Developer has installed a 4 foot high chain link fence, then the side yard fence height should match the Developer constructed rear property line fence. This may require a step up/down or angle depending on the heights (see drawing).
- i) Homeowners are encouraged to check with the UHHA Board for further clarification prior to any fencing changes if they are unclear of these guidelines or should other options such as new fencing products become available in the market.
- j) These guidelines come into effect from the date noted above in this addendum.

Design Elements:

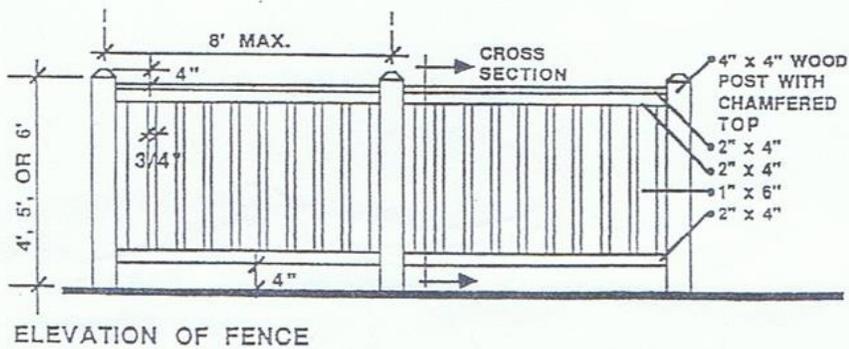
Wood Fence Design:

All fences shall be in accordance with the style shown below.

Fence colours shall be Olympic Chamois solid colour stain for the wood posts and panel frames and Olympic Parchment solid colour stain for the panel infill.



CROSS SECTION
OF FENCE



Chain Link Fence Design

Also absolutely NO fences may be constructed on either side of a developer-constructed fence.

