

2011

Aspen Lakes — Fence Design & Specifications **Guidelines**

1. Approved fence designs are established and provided by the Developer and agreed to by the Builders. (See Schedule A).
2. All fencing within the Aspen Lakes Development will be subject to these guidelines in respect of design, materials, colour and finish.
3. Only fencing as set out in the attached Schedule A, will be permitted.
4. These guidelines have been designed to enhance the community's appearance and to provide privacy to those that seek it.
5. These guidelines do not replace any zoning bylaw requirements established by the R.M. of Springfield or Provincial regulations which also must be adhered to.
6. All Creek lot fencing is subject to the "Building Restriction and Easement Agreement", which has been registered against title on such lots, and must comply with Schedule A.
7. All non-Creek lot fencing shall be installed in compliance with the attached schedule A.
8. Only fencing as set out in Schedule A is permitted for corner lots.
9. All fencing is to be constructed at owner's expense.
10. Fencing is only permitted in side and rear yards.
11. Rear property line fencing must be continuous without any breaks, and where rear access is intended gates must be installed.
12. Fencing on side property lines, excepting corner lots, shall not exceed six (6) feet in height above finished grade.

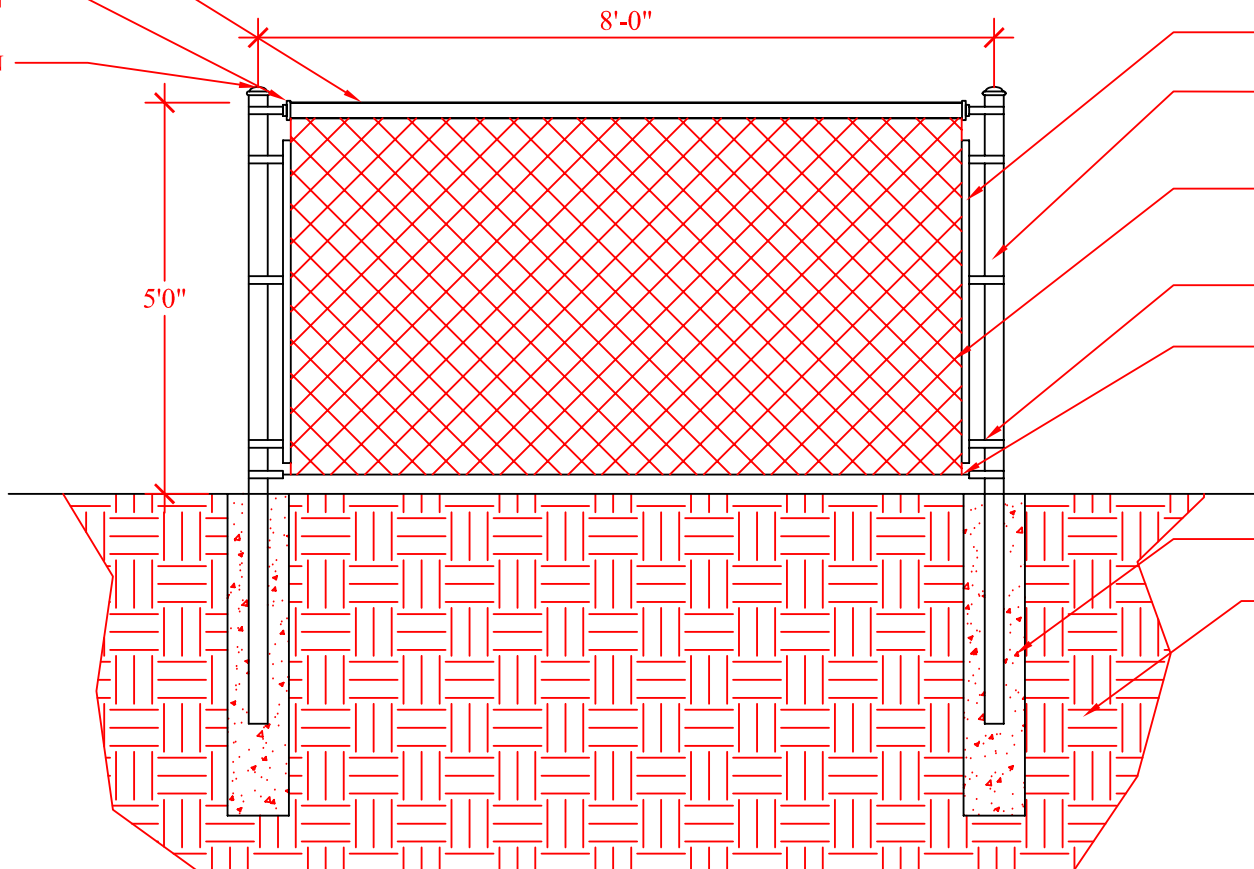




13. Fencing on rear property lines of non-creek lots shall not exceed six (6) feet in height above finished grade. Rear property line fencing of creek lots is set out in Schedule A.
14. Swimming pools must be entirely fenced in a protective zone for such use with a minimum height of five (5) feet and a maximum height of six (6) feet above finished grade. The fencing must comply in all other respects with the Manitoba Building Code and these guidelines as set out in Schedule A.
15. Any fencing that has been installed in contravention of these guidelines will be subject to removal at the owner's expense.



TOP RAIL (BLACK OR GREEN
POWDER COATED)
RAIL END (BLACK OR GREEN
POWDER COATED)
POST CAP (BLACK OR GREEN
POWDER COATED)



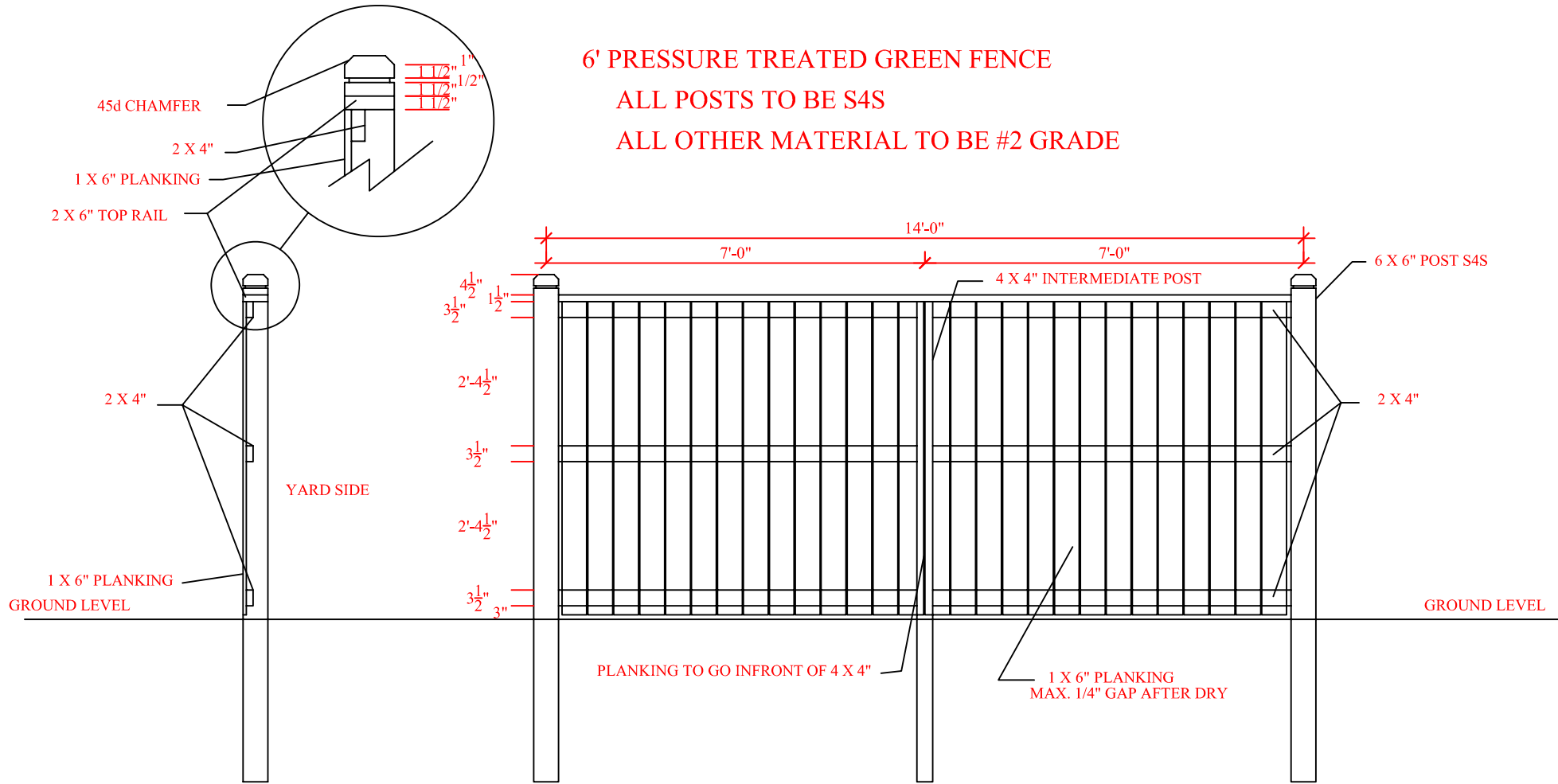
TENSION BAR (BLACK OR GREEN
POWDER COATED)
2 1/2" OUTSIDE Ø GALVANIZED
POSTS (BLACK OR GREEN
POWDER COAT FINISH)
BLACK OR GREEN VINYL COATED
CHAIN LINK FABRIC
(RESIDENTIAL GRADE)
BRACE BANDS (BLACK OR GREEN
POWDER COAT)
TENSION WIRE (VINYL COATED
BLACK OR GREEN)
CONCRETE FOOTING (8" Ø)
COMPACTED SUB GRADE

2 TYPICAL CHAIN LINK FENCE DETAIL
D1 SCALE:N.T.S.

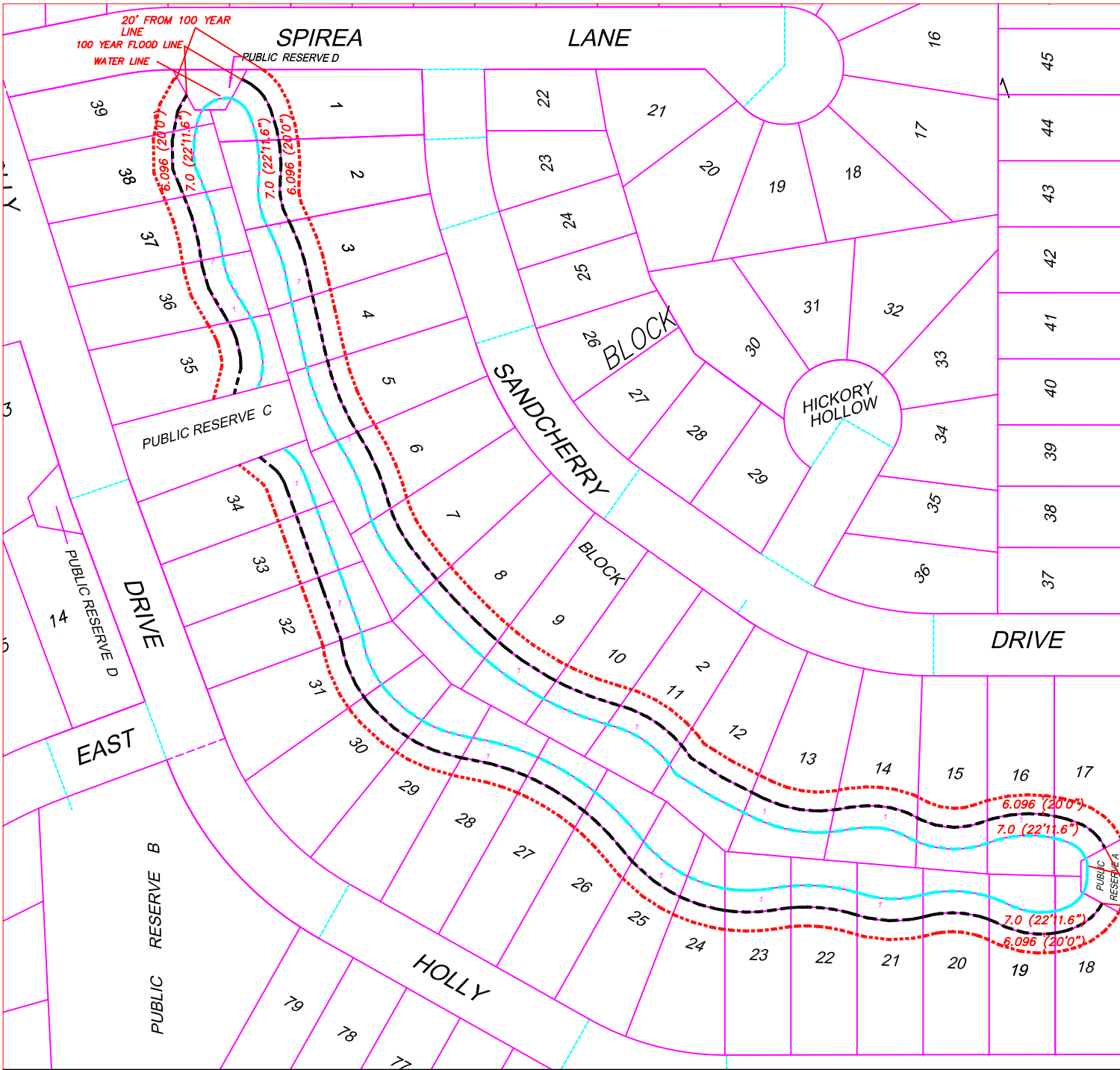
6' PRESSURE TREATED GREEN FENCE

ALL POSTS TO BE S4S

ALL OTHER MATERIAL TO BE #2 GRADE



1 TYPICAL 6' WOOD FENCE PANEL DETAIL
D1 SCALE:N.T.S.



20' FROM 100 YEAR LINE
 WATER LINE
 100 YEAR FLOOD LINE
D4 100 year flood line measurements
 SCALE:N.T.S.