



3.7 Exterior structures. (Fencing)

(b) No residential fence or privacy screen (other than those installed by Developer) may be built, constructed, erected or maintained on any Lot unless first approved in writing by Developer or its designee pursuant to a fence permit application to be submitted by the Lot owner. The fence permit application shall contain such information as Developer or its designee may require, including, at a minimum, a plot plan showing the location of the entire proposed fence on the lot in relation to the lot lines and the outline of the residence, and such additional plans as are required to allow evaluation of the appearance and type of construction of the fence, including types of materials and finished color.

All fences and privacy screens shall be constructed with the finished side out. No fence shall extend toward the front of the residence beyond the rear corners of the residence, except to align with the rear corners of an adjacent residence. In addition to any requirements of Developer or its designee, all fences and privacy screens on any lot must comply with all applicable codes, regulations and standards of the City of Overland Park.

Fence permit applications otherwise complying with the requirements of Developer or its designee shall be approved if the following fence design standards are met: (i) no metal (other than wrought iron), chain link or similar fence or privacy screen shall be permitted; (ii) residential fences shall be constructed substantially of wrought iron or cedar or redwood material. Posts and horizontal structural members may be constructed of CCA treated lumber; (iii) the maximum fence height is five (5) feet above ground; and (iv) if constructed of wooden materials, the type of fence constructed is one of the following: (a) Solid Picture Frame consisting of 1" x 4" or 1" x 6" cedar or redwood vertical slats situated in the middle of 2" x 4" frame with 4" x 4" posts; (b) Spaced Picture Frame consisting of 1" x 4" or 1" x 6" cedar or redwood vertical slats spaced a maximum of 2" apart, situated in the middle of 2" x 4" frame with 4" x 4" posts; (c) Louver Overlap Closed Picture Frame consisting of 1" x 4" cedar or redwood verticals slats overlapping 2" on a 45° angle, situated in the middle of a 2" x 4" frame with 4" x 4" posts; and (d) Louver Overlap Open consisting of 1" x 4" cedar or redwood vertical slats on a 45° angle with no overlap, situated in the middle of a 2" x 4" frame with 4" x 4" posts.