

Architectural and Landscaping Guidelines for Greystone

(Revised: March 2020)

I. Fencing

Standard Greystone fencing must adhere in structure, style, height, and color to all existing fencing in the neighborhood. Fencing will conform to the guidelines listed below, as adopted by the Board of Directors and accepted by the Architectural Control Committee (ACC).

A. Standard Greystone Fencing

- Material: Pressure-treated wood
- Height: 6'8" tall
 - 6' tall boards with 8" space below.
 - If the homeowner's desire is to enclose pets, a 2"x12" horizontal, wooden board can be incorporated at the bottom.
- Color: Sherwin Williams Restrained Gold
 - Outward facing sides of the fence and any sides visible from the street, must be finished and painted Sherwin Williams Restrained Gold.
- Fencing must be professionally installed by a qualified fence builder.
- Any new fencing, or changes to an existing fence, must be approved by the ACC prior to installation.
 - In order to obtain approval, an Architectural Change Request form must be thoroughly completed and submitted to the manager at Cornerstone Property Solutions.
 - This form can be found on the Greystone website: www.cpsnorthfl.com
 - It can be submitted via email, fax, or USPS to:

Cornerstone Property Solutions
3700 NW 91st St. , Suite A100
Gainesville, FL 32606
Ph: 352-373-2730
Fax: (352) 373-2715.

Manager:
Maria Ramirez, CAM, CMCA
Ph: 352-224-7612
Email: mramirez@cpsofncf.com

- Fencing will not extend forward of the front of the house unless employed as part of the design element (i.e. a front picket fence, wrought iron fence, or low brick wall.)
- All fencing must be softened by landscaping.

B. Privacy Fencing

- Complete privacy fencing of backyards is discouraged; especially for lots 20-27.
 - The woods/open space of a neighbor should not be obscured.
 - If privacy fencing is desired on lots 20-27, it must be of wood, painted Sherwin Williams Restrained Gold, and be no higher than 4'.
- Privacy fencing will be installed only where needed (i.e. along a line of sight, or as part of forming a courtyard); not simply to enclose the entire backyard.
- It may be prohibited at the back of lots not abutting other lots in Greystone; with an exception being lots 1-5.
 - Any new privacy fence installed, which abuts another privacy fence, must be set at the same height as the existing fence.
- Trellis-style privacy fencing is desirable and should be planted with vines.
- The maintenance of the privacy fencing on the rear lot lines of lots 28-45 is the responsibility of the lot owners.

C. Pool Fencing

- Must adhere to all state laws and codes.
- Must be a continuous fence, without any gaps 4" or larger in diameter.
- Must be at least 4' high.
- Any gates must open away from the pool, be self closing, self-latching, and lockable.
- Rear-yard privacy fencing for the pool is permitted to extend forward of the rear corner of the house only if it is to screen pool equipment (i.e. 10'.)
- Pool equipment:
 - Is to be placed on the side of the house farthest from a neighbor's master bedroom.
 - Any pool equipment not within privacy fencing must be screened from view of the street and adjacent lot with at least a 4' high picket fence and landscaping.

D. Other Forms of Fencing

- The only other forms of fencing allowed are: wrought iron, brick, and picket.
- Wrought iron fencing must be black in color. No other colors are permitted.
- If brick is used, either as the "fence" itself or for posts, it must be landscaped with hedges such as annis, potocarpus, or ligustrum.
- Picket fences are to be no taller than 4 ft.
 - They are encouraged for pool protection and where confining children or pets is desired.
 - They must be installed so the pickets face away from the homeowner's lot, and must be softened with landscaping along the base.

E. Retaining Walls

- If required, they should be of masonry and can be of a decorative nature (i.e. brick, stacked stone pavers).
- Walls under 18" can be made of bare concrete.
- Walls higher than 18" must be:
 - Painted, unless they are built of brick, stacked stone pavers, or other decorative material.
 - Planted with wall-clinging vegetative cover such as creeping fig or English ivy.
- Promotion of good drainage must be taken into consideration.

*If an exception to these guidelines arises, the ACC will provide their recommendations to the Board of Directors. The Board of Directors will review the document and make the final decision.