

**The Ridge At Pratt Farm
SUBDIVISION MODIFICATION APPLICATION**

THE RIDGE AT PRATT FARMSUBDIVISION HOMEOWNERS ASSOCIATION, INC.

PLANS AND SPECIFICATIONS MUST BE ATTACHED

Owner/Applicant

DATE:

Name(s): _____

Building Site Information

Job address _____

Lot# _____

Subdivisio The Ridge At Pratt Farm

City: _____ State _____ Zip _____

Phone# _____

Email: _____

CONTRACTOR INFORMATION (If applicable) _____ **Are you doing the work yourself? YES** _____ **NO** _____

Name _____

Nam _____

Address _____

Phon (Day _____

Phon) _____ **Does the City Require a Permit?**

Require Yes _____ or No _____

PLANNED ACTIVITY: Privacy Fence Storage Building Children's Play Set
 Landscape Plantings Other

BRIEF DESCRIPTION OF WORK

By signing below, I certify that I have read the Declaration of Single Family Residential Protective Covenants, Conditions, and Restrictions for The Ridge At Pratt Farm Subdivision, along with any and all amendments thereto (the "Covenants, Conditions and Restrictions") and understand that I must comply with the Covenants, Conditions and Restrictions. I also certify that I have read the The Ridge At Pratt Farm Architectural Review Committee Post House Closing Design Guidelines (the "Design Guidelines") that have been adopted by the The Ridge At Pratt Farm Homeowner's Association Board of Directors and understand that I must comply with the Design Guidelines. I also certify that I have read this application and exhibits attached hereto (the "Application") and agree to comply the terms set forth herein. I hereby acknowledge that I must wait on full Architectural Review Committee, **which can take up to 30 days**, approval before commencing any work on my property. Furthermore, I hereby acknowledge that if I fail to comply in full with the Covenants, Conditions and Restrictions, the Design Guidelines, or the Application, **I am subject to any and all remedies available to the The Ridge At Pratt Farm Homeowner's Association, Inc. pursuant to the aforementioned documents and applicable laws. FILL OUT COMPLETELY BEFORE SUBMITTING, NO JPEG allowed.** Scan to eadedeji@regencymultifamily.com or fax to 334-347-0139

OWNER

Signature required _____

Date _____

CLARIFICATION EXHIBIT - PRIVACY FENCE APPLICATION SUPPLEMENT:

The applicant agrees to adhere to the ARC Design Review standards below and the privacy fence exhibit to this application. Please read through thoroughly and fill in the appropriate material types below.

Section IV B - No fence or wall of any kind shall be erected, maintained, or altered on any Property without prior written approval of the reviewer of plans and specifications for such fences and walls. Absent a specific written waiver from the reviewer, all wood fences must be installed so that the finish side of the fences faces outward from the Owners Unit, so that the support structure side of the fence should face the Owner's Unit. All fences shall conform to the privacy fence exhibit. Privacy fences cannot be constructed in a manner where they do not extend to the property lines of the property, and must be constructed in a manner so that neighbors can easily tie in to the fence. In all areas of the neighborhood, except the garden home section, fences must tie into the rear of the home in the back 1/3 of the side walls of the home. It is preferable and optional for the reviewer to require the fence to tie into the back corners of the home. As a matter of clarification to the fence exhibit that has been adopted by the ARC, any individual cannot turn their support rails out on their side yard or rear yard fencing. This is often done in assumption that a neighbor will tie into the fence, but the ARC does not allow this under any circumstances.

1. Material: Types

All fences shall be submitted for approval. Materials used treated pine or cypress 6' dog ears. Wrought iron or powder coated aluminum fencing or gates can be approved on a case by case basis at the sole discretion of the reviewer.

2. Reviewer's Authority

The Declarant, prior to the expiration or termination of the Declarant Review Period and the reviewer, after the expiration or termination of the Declarant Review Period, shall have the authority from time to time to create, revise, or eliminate a list of pre-approved fence types and/or fence materials.

3. Maintenance

Any fences or walls, whether constructed by the Owner or builder, shall be well repaired and maintained consistent with the community-wide standard. In the event a fence or wall is damaged or destroyed, the Owner shall repair or recondition the same at the Owner's expense.

Material Specs – Fill out the sections below indicating materials.

1) **Fence Material – Please Circle the material that applies to your fence**

- a. 6' dog eared Cypress Boards
- b. 6' dog eared Pressure Treated Pine Boards

2) **Gate Material – Please Circle the material that applies to your fence**

- a. 6' dog eared Cypress Boards
- b. 6' dog eared Pressure Treated Pine Boards
- c. Wrought Iron Black
- d. Powder Coated Aluminum
 - i. If you circled **C** or **D**, then please specify the height of fence. _____ feet
 - ii. If you circled **C** or **D**, then indicate the gate top finish by circling below:
 - 1. Flat
 - 2. Arched

On the following page, applicant is to use the graph paper to draw a site plan of your lot. 1. Draw your lot 2. Draw your home 3. Show the fence on the boundary lines, and where it is going to tie into the home on the back or sides- you must show exact measurements in feet. Show the location, material type, and size for all gates. Be sure to label the front of the home and the street. If you are requesting to install a fence that is wrought iron or powder coated aluminum, then please indicate that on the site plan. If application is not filled out completely and correctly by adhering to the ARC/CCR guidelines there may be a resubmission fine on your account. Questions? 334-308-0049

OWNER

Signature required

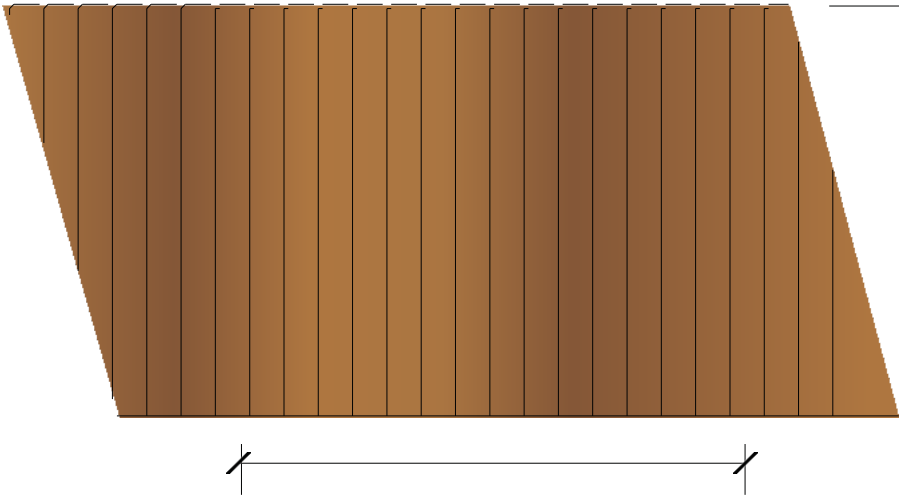
Date

Site Plan Exhibit



NOTE: FENCE TO FOLLOW EXISTING LANDSCAPE TERRAIN, NOT TO BE STEPPED DOWN IN

APPROVED COLOR



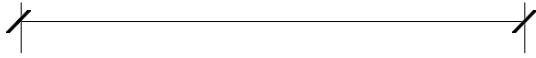
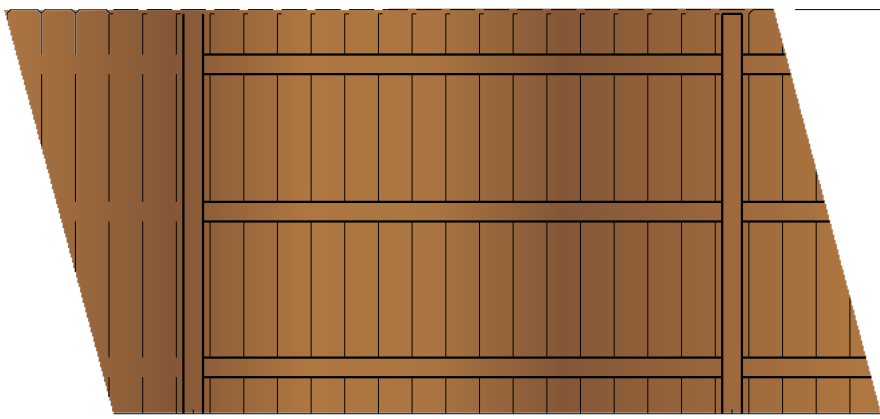
FENCE TO BE 6' TALL UNLESS OF HIGH VISIBILITY AREAS. 4' TALL IN HIGH VISIBILITY



POSTS ARE SPACED 8' ON CENTER

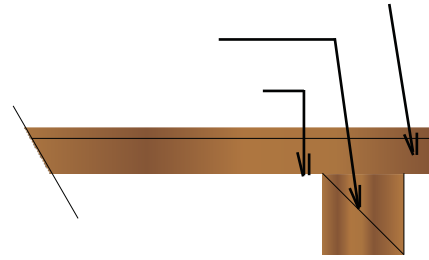
OUTSIDE

PT 2x4
PT 4x4
DOG EAR FENCE SLATES



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4' TALL IN HIGH VISIBILITY AREAS.



POSTS ARE
SPACED 8' ON
CENTER INSIDE VIEW

**Homeowner
Acknowledgement:**

Homeowner Signature/
Date