



## Fencing Guidelines

A meeting of the Architectural Control Committee (ACC) was held 20 April 1999 to set fencing guidelines for Bailey's Grove platted lots.

The Declaration of Restrictions and Agreement for the Bailey's Grove plats states that all fencing must be approved in writing by the Committee and must be of a style and type as the Committee deems appropriate for the development.

The Committee has determined that only fencing meeting the following criteria will be allowed in Bailey's Grove:

1. Material: Vinyl fencing from Bufftech or an equivalent product.
2. Color: White.
3. Style: Two-rail fence, three-rail fence, Victorian, Countess, or Imperial as shown in the Bufftech booklet or equivalent product.
4. Height: Not greater than five (5) feet.
5. Location: Backyards only. No fencing in front yard.
6. Corner Lots: Fencing cannot be outside the width of the house on the street side. Corner lot fences shall have trees or plantings along street side of fence line. The plantings shall be equal to height of fence and spread six to seven feet apart to break up fence line.

Exceptions: Fencing on the following lots must match the two-rail fencing installed by the Developer pursuant to the Declaration of Restrictions and Agreement:

- Lots 1, 4-9, 21-23, and 30, Plat 1.
- Lots 32 and 41, Plat 2.
- Lots 42-45 and 73, Plat 3.
- Lots 90, 123-124, and 139, Plat 4.
- Lots 140-145, Plat 5.
- Lots 175-178, Plat 6.
- Lots 192-201, Plat 7.
- Lots 209 and 225, Plat 8.
- Lots 226-230, and 244-146, Plat 9.
- Lots 250 and 281, Plat 10.
- Lots 285-286 and 303-304, Plat 11.
- Plat 12 and beyond refer to Declaration of Restrictions and Agreement.

Additional City of Kentwood Requirements: The City prohibits fencing within a floodway/stormwater detention easement. The City also has requirements for sideyards on corner lots. Homeowners should first check with the City of Kentwood Engineering Department before installing a fence. See attached. (In the event of a conflict between City requirements and the above requirements, the stricter of the two requirements shall control.)