

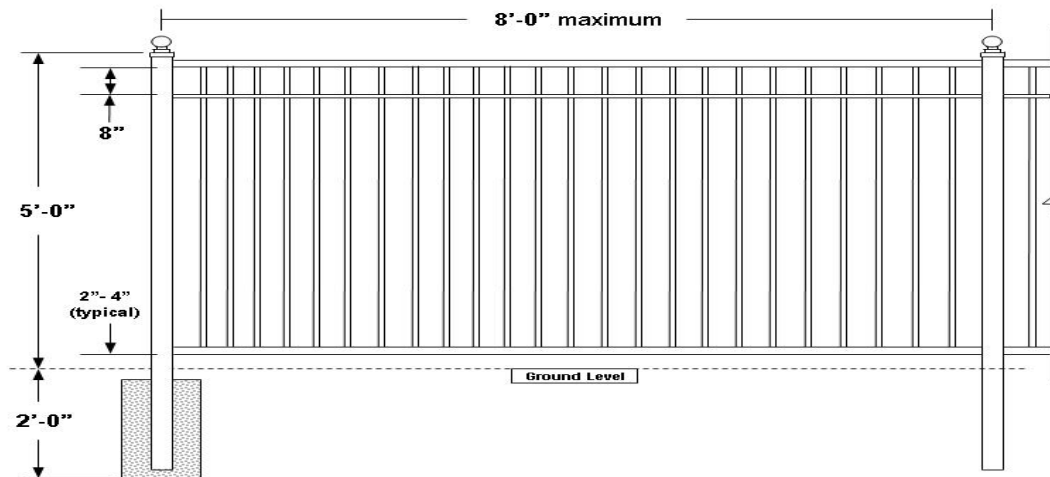
WELLINGTON OF FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
Bulletin #11 - Steel Tubular Fencing
revised 2023

Pursuant to Article 10.02 of the *Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound Residential Association, Inc. (the "Declaration")*, The Architectural Control Committee (the "Committee") may, from time to time, publish and promulgate Architectural Standards Bulletins covering all or a portion of the property made subject to this document. These bulletins may contain standards, requirements or limitations in addition to those expressly set forth or referred to in the *Declaration*.

This bulletin is applicable all Wellington lots.

Perimeter fencing constructed of tubular steel may only be installed in the side and rear yards and shall adhere to the following guidelines:

1. All materials to be well-finished, free from rust or blemishes.
2. All connections to be welded. All welds to be continuous and ground smooth prior to priming.
3. All members to be painted satin or glossy black enamel. Satin or glossy black powder coat is an acceptable alternative.
4. Dimensions:



Steel Tubular Fencing Dimensional Guideline

- Posts: 2" x 2" 11 gauge square steel tubing - maximum 8'-0" on center
- Top Rail: 1" x 1" or 1½" x 1½" 16 gauge square steel tubing spaced ½" to 1" below the bottom of the finial flange; rail design to be plain and flat with no decorative extensions above the rail
- Second Rail (optional): ½" x ½" 16 gauge square steel tubing welded to outside; spaced 8" below the Top Rail
- Bottom Rail: 1" x 1" or 1½" x 1½" 16 gauge square steel tubing; spaced 2" to 4" above ground level
- Pickets: ½" x ½" 16 gauge square steel tubing - maximum 4" on center
- Finial: 2" cast iron ball or pyramid design on each post
- Footer: 8" diameter x 24" deep 3,000 p.s.i. concrete

5. Requests for decorative elements on a gate will be reviewed on a case-by-case basis. Decorative elements are defined as rounded or arched tops, and/or decorative ironwork within the body of the gate. There may be no extensions above the top rail of the gate.

6. Requests for driveway gates will be reviewed on a case-by-case basis.

7. A small-pet barrier may be attached to the interior of the fence only. The barrier must be black in color to blend in with the fence, a maximum of 2' (two) feet in height and the metal or plastic material weave must be large enough to appear transparent from a distance. Chicken wire is not permitted.

8. For lots with perimeter tubular steel fencing, the addition of a metal trellis/panel within the interior of the lot will be reviewed on a case-by-case basis. The trellis/panel to be black in color. Maximum height allowed for the trellis/panel is seven (7) feet. The trellis/panel must be setback/installed at least five (5) feet from the perimeter fence. Live plant material to be installed with the trellis/panel so that the trellis/panel serves as a framework to support living plant material.