

EXHIBIT J

FENCING SPECIFICATIONS

Fences/Walls

In general, fences or walls are not encouraged within the community except where they are integrated with the design of the principle dwelling and enhance the overall character of the community. Hedges and/or clusters of trees and understory shrubs are preferred. Complete enclosure of rear yards by walls and/or fencing is also discouraged as the feeling of open space and the unity of the surrounding area is an important part of reinforcing the natural character of the community. Where a proposed fence or wall is deemed by the Architectural Review Committee ("ARC") to be unnecessary or unsightly and detracting from the character of the community, a landscape screen in lieu of a fence or wall may be required.

Owners may be permitted to add fences and/or walls to a dwelling to privatize their Lot. In such instances, special consideration shall be given to the design, location and specifications to ensure all elements are consistent with the architectural styling of the community. The materials, height and appearance of each type of fence and wall shall be established according to its location, purpose, durability and the desired visual effect, the goal being a consistent quality of placement, design and materials.

Except as installed by Declarant or the Builder, the location, type and design of all proposed fences and/or walls shall be approved by the ARC prior to installation. Unless otherwise installed by the Declarant or Builder, no chain link fences shall be allowed. No barbed wire or electrical strands shall be used as a fence or part of a fence. All fences and/or walls, where permitted, shall be of the same or complementary material and design as the dwelling.

Fences and/or walls, where permitted, shall be high enough to provide definition and privacy yet low enough to remain unobtrusive. Heights shall range from a minimum of three (3) feet to a maximum of (6) feet. No fence or wall over six (6) feet in height shall be permitted except as may be installed by the Declarant or Builder.

Fences and/or walls in the front yard areas shall not be permitted except where such elements are integral with the architecture of the principal dwelling and, in the opinion of the ARC, enhance the character of the community. In such instances, the maximum height of such elements shall not exceed three and one-half (3-1/2) feet.

Fence and Wall Specifications

The ARC has located and pre-established a community standard for three (3) fence types and a masonry wall that are the only acceptable standards for the Community. Attachment A, Approved Fence and Wall Types, illustrates the fence and wall specifications and should be viewed when reading this section.

The ARC's approval of any fence may be conditioned upon (without limitation) the installation and continued maintenance of hedges, and continuing maintenance provisions as to the fence and landscaping in addition to those set forth herein. The owner of the Lot on which the fence is located shall maintain all fences in good order, clean and in first-class condition. Should fences or the associated landscaping not be maintained as stated herein, or as required by a ARC approval, the Association may require the owner of the fence to remove it upon thirty (30) days written notice to do so. Any fence shall be constructed to connect to and with any existing fences on any neighboring Lot.

Nothing stated in this section shall be interpreted to mean that the ARC is required or obligated to approve a fence for or installation on any Lot, or that because a fence has been approved on a specific Lot, that it will be approved for installation on any other Lot

Privacy Fences

Privacy fences shall not exceed six (6') feet in height and shall be made of polyvinyl chloride (PVC). Fences shall conform to all manufacturers' specifications. The approved fence styles shall be substantially similar to those illustrated in Attachment A. All privacy fences shall be tan. Gates shall be in the same style and color as the fence type.

Sideyard Fences

Sideyard fences shall be a minimum of three (3) feet and shall not exceed four (4') in height. Amenity fences may be substituted for sideyard fences. Sideyard fence shall be made of PVC or aluminum where an amenity fence is substituted. Fences shall conform to the manufacturer's specifications. The approved fence styles shall be substantially similar to those illustrated in Attachment A. In the case of PVC fences, all sideyard fences shall be tan. Where amenity fences are substituted, aluminum fences shall be black or dark green as approved by the ARC. Gates shall be in the same style and color as the fence type.

Amenity Fences

Amenity fences shall be a minimum of three (3) feet and shall not exceed four (4') in height and made of PVC or aluminum. Fences shall conform to the manufacturer's specifications. The approved fence styles shall be substantially similar to those illustrated in Attachment A. In the case of PVC fences, all amenity fences shall be tan. Aluminum amenity fences shall be black or dark green as approved by the ARC. Gates shall be in the same style and color as the fence type.

Masonry/Privacy Wall

Walls can be utilized as an architectural statement, serve as planters or simply provide screening and privacy. Masonry/privacy walls may not be higher than six (6') feet and shall be constructed of eight (8") inch concrete block and stuccoed. Paint color shall match the exterior base color of the dwelling. Painted concrete block walls are prohibited. Walls may be constructed of pre-colored brick or stone. The brick or stone shall be compatible with accents on the dwelling. The use of decorative tile or stucco banding is encouraged to offer interest and architectural flair to walls.

Fence and Wall Locations

The placement of a fence or a wall on a Lot has a direct impact on adjoining Lots and on the streetscape. This section addresses both the location of the fence or wall on a Lot and, in addition, the type of fence that is mandated for certain Lots due to the impact of the fence or wall on adjacent Lots, amenities, or the streetscape. Attachments B through E, Typical Fencing Layouts, included herein, illustrate the placement of fences on typical non-amenity Lots and a typical amenity Lots. These attachments should be referenced while reading the text in this section.

Fence and Wall Locations on the Lot

On a non-amenity interior Lot, privacy fencing is permitted. Fencing must be placed along the rear and side of the Lot lines. Side yard fencing may not extend closer than ten (10') feet from the front elevation of the dwelling.

If a fence exists on an adjoining interior Lot, the new fence must attach to the existing fence regardless of its setback. When adjoining a fence to an existing fence on a corner Lot condition, special considerations shall apply. The ARC shall require a site plan showing the proposed fence location and the proposed attachment to the existing fence and the ARC shall make its decision on a case by case basis.

Placement of a fence on the street side of a non-amenity corner Lot shall require a fifteen (15') setback from the side property line, in addition to the ten (10') foot setback from the front of the dwelling. Amenity fencing is required on the street side.

On an amenity Lot, two (2) types of fences are permitted, Privacy and Amenity (see Fencing and Wall Specifications above). Privacy fencing must be placed along the side property line, no closer than ten (10') feet from the front of the Dwelling and must terminate on the same horizontal plane as the rear line of the Dwelling. Pool enclosures are not included in the measurement. At the point of termination of the privacy fence, a transitional section shall be placed and the remainder of the fence shall be the amenity specification, reference Attachment F, Transition Detail. Corner Lots shall be required to utilize the amenity standard on the street side of the Lot, set back fifteen (15') from the property line in addition to the ten (10') setback from the front of the dwelling.

The location and placement of walls shall be considered on a case by case basis and shall closely align with the requirements for the placement of fences (above).

#302531 v1 - MandalayFencingRequirements

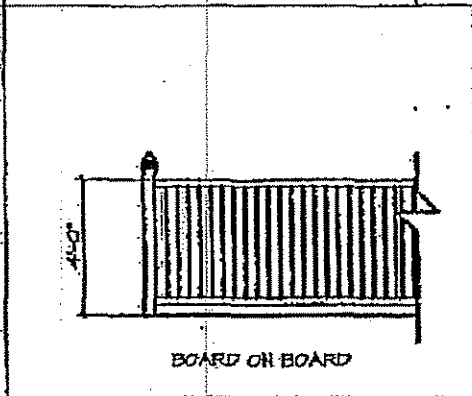
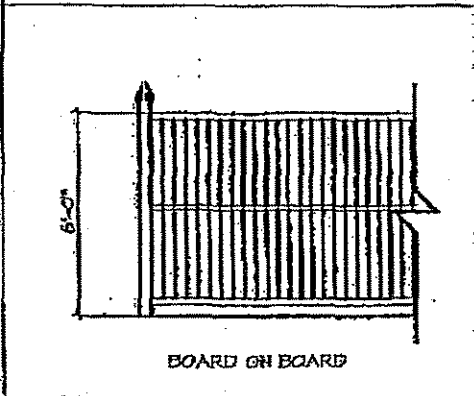
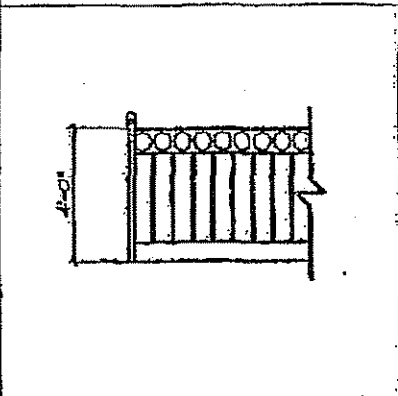
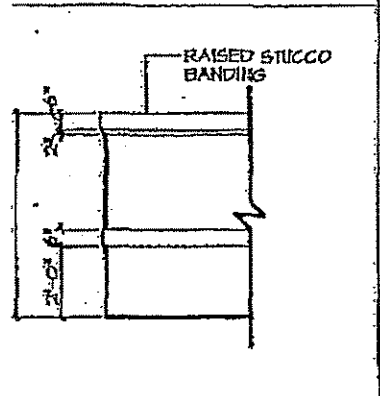
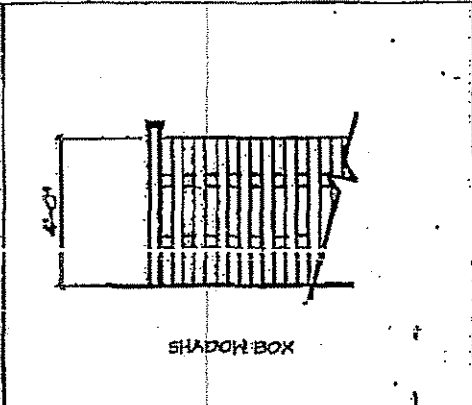
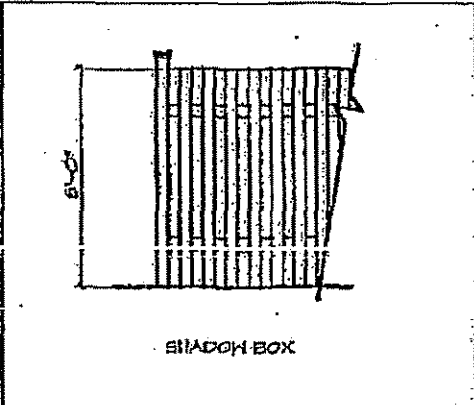
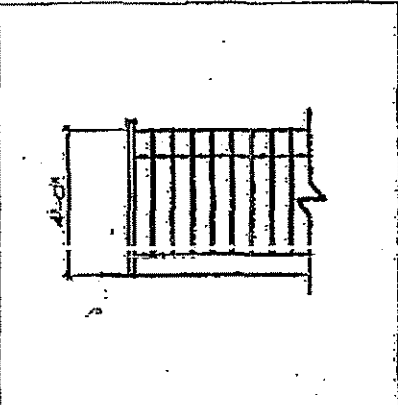
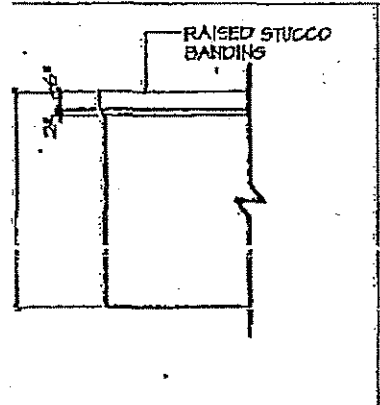
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MASONRY/ PRIVACY WALL

AMENITY FENCE

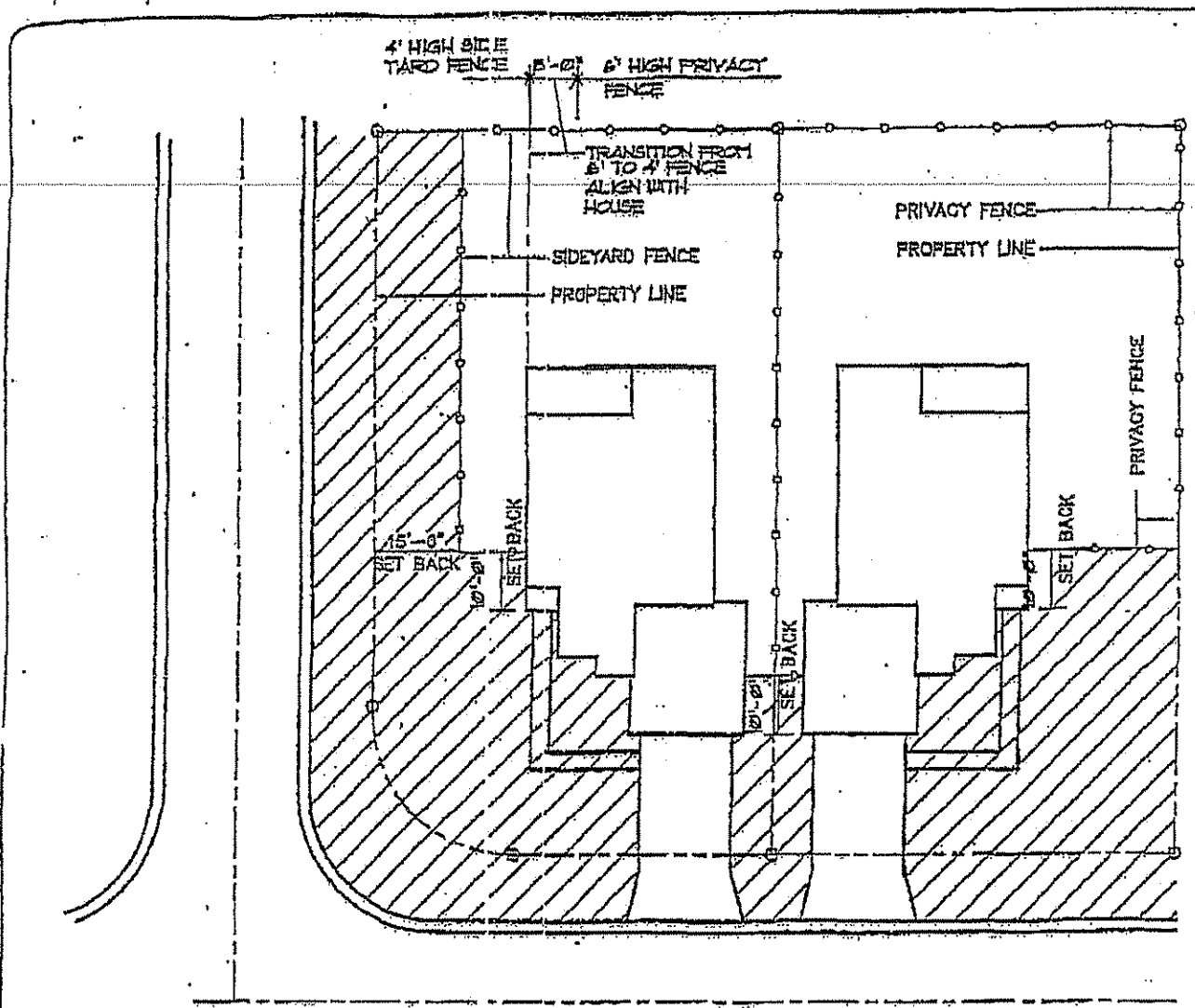
PRIVACY FENCE

4' SIDE YARD FENCE



ATTACHMENT "A" (APPROVED FENCE/WALL TYPES)

Attachment: A

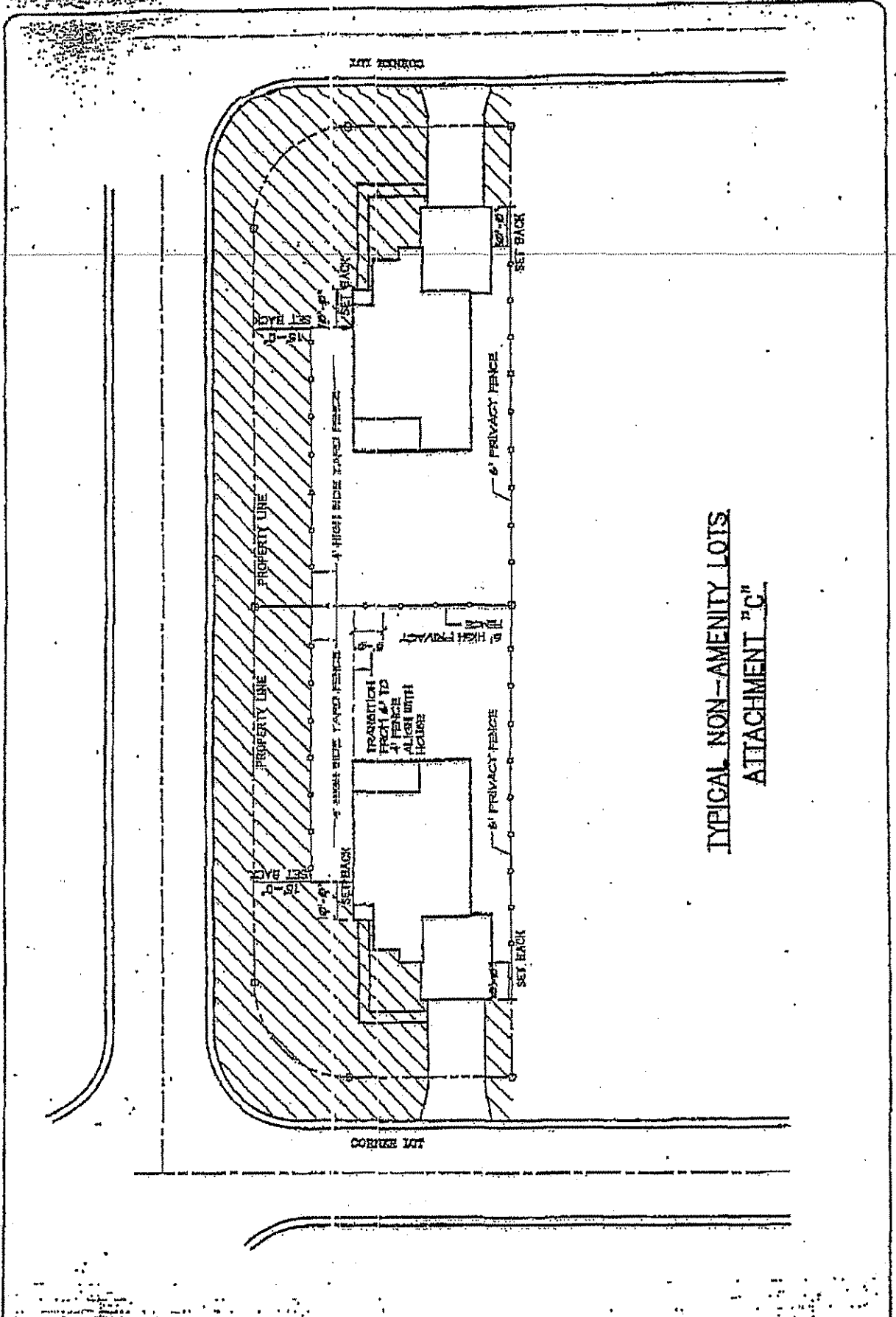


CORNER LOT

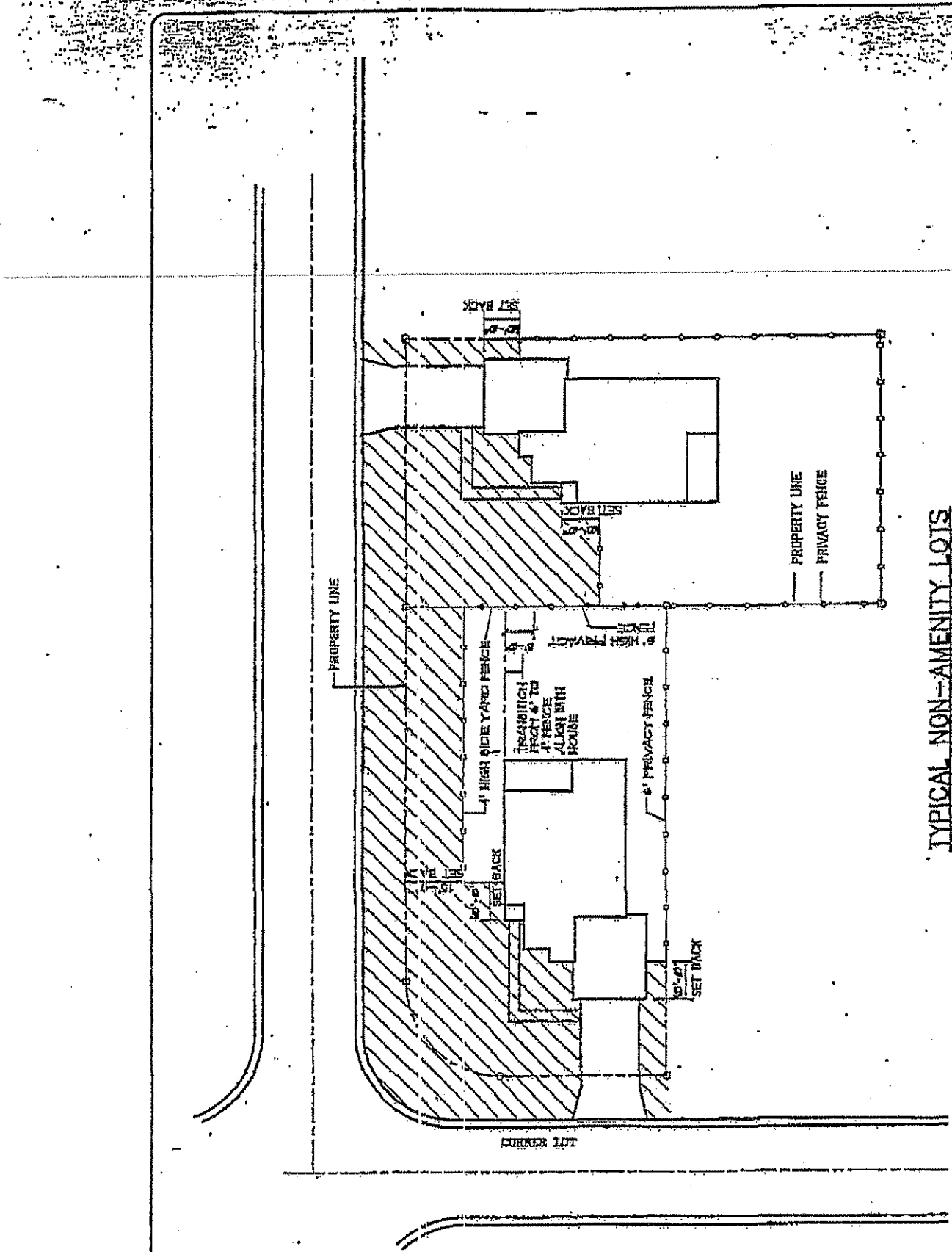
BASIC LOT

TYPICAL NON-AMENITY LOTS
ATTACHMENT "B"

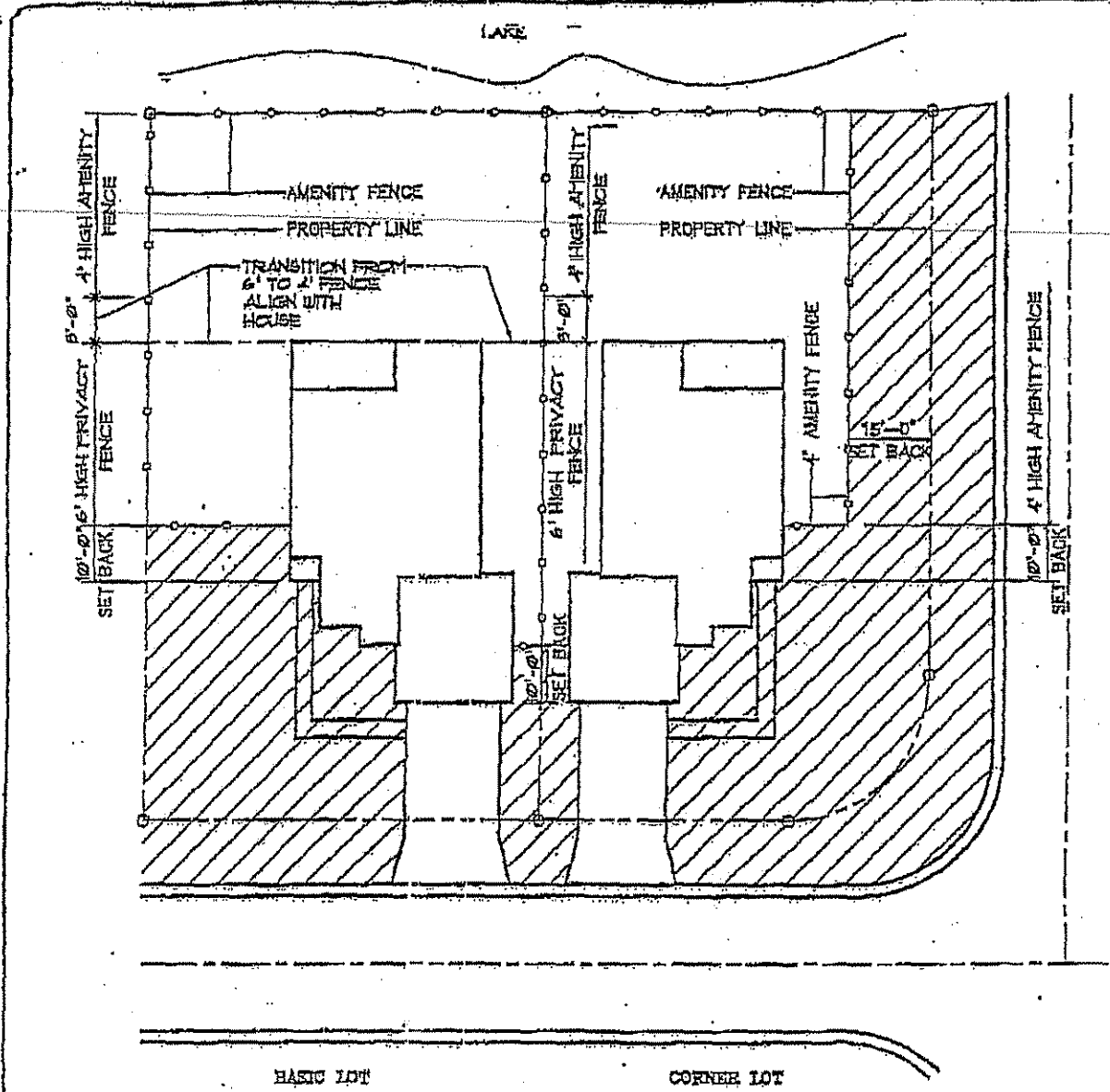
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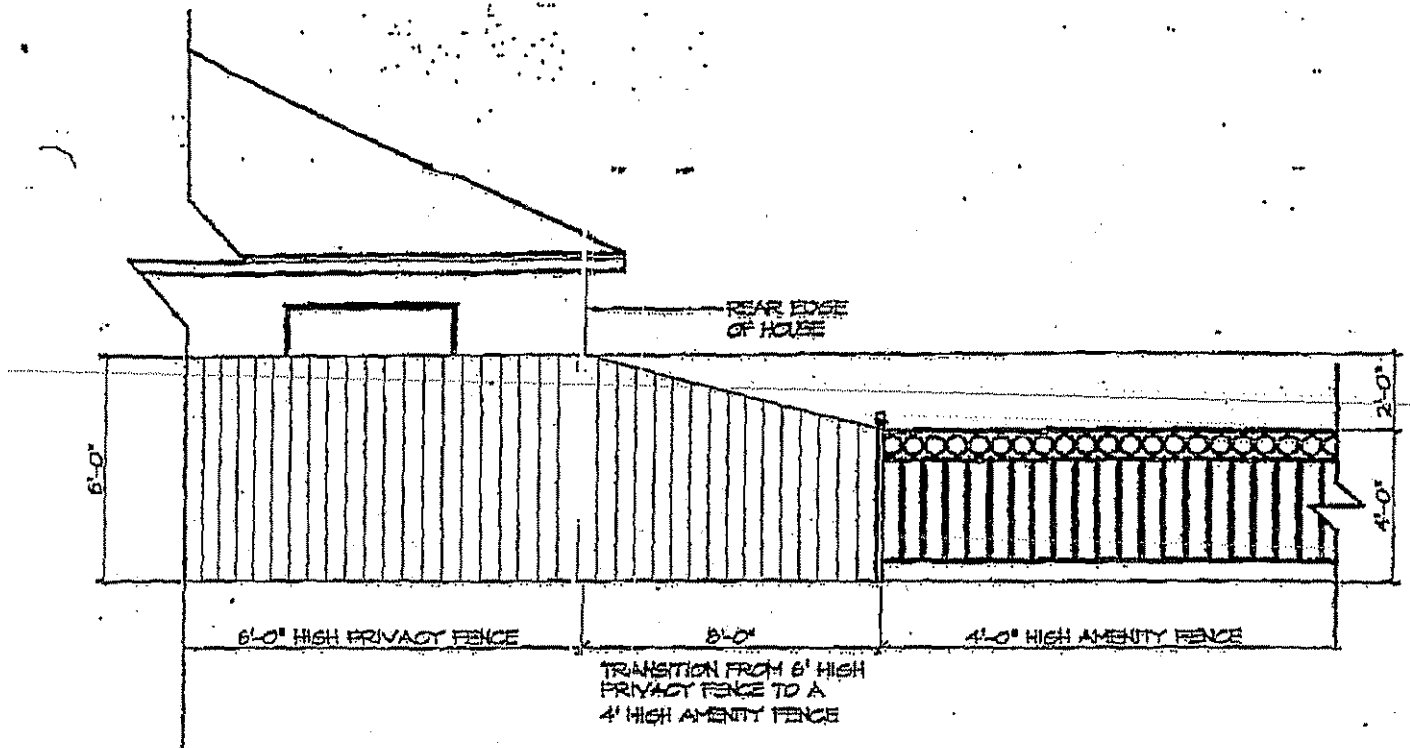
TYPICAL NON-AMENITY LOTS
ATTACHMENT "C"



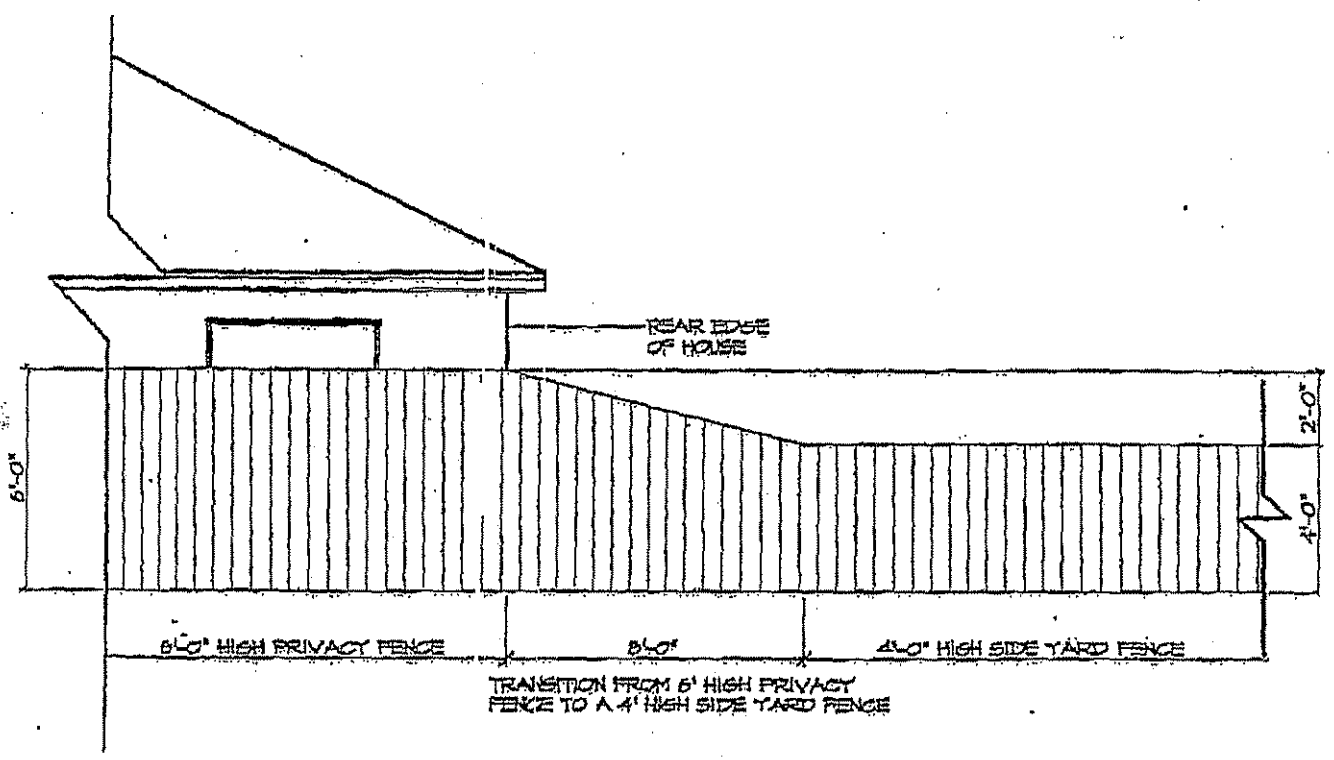
TYPICAL NON-AMENITY LOTS
ATTACHMENT "D"



TYPICAL AMENITY LOTS
ATTACHMENT "E"



TRANSITION FROM 6' HIGH PRIVACY FENCE TO A 4' AMENITY FENCE



TRANSITION FROM 6' HIGH PRIVACY FENCE TO A 4' HIGH SIDE YARD FENCE