

**RIVERCREST RESIDENTIAL OWNERS' ASSOCIATION, INC.  
DESIGN REVIEW COMMITTEE**

**FENCING STANDARDS**

M/I Homes of Cincinnati, LLC, an Ohio limited liability company ("Declarant") has established the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Rivercrest Subdivision dated February 19, 2015, recorded as Document No. 2015-004807 in the Warren County, Ohio records (as amended from time to time, the "Declaration"). Capitalized terms not otherwise defined herein will have the meanings given to such terms in the Declaration.

Declarant has elected to act itself as the Design Review Committee prior to the Turnover Date, as permitted by Section 5.1 of the Declaration. Section 6.4.16 of the Declaration permits the Design Review Committee to establish fencing standards for the Property.

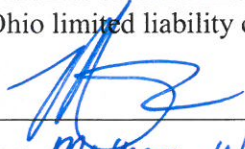
Declarant, acting as the Design Review Committee, hereby establishes the following fencing standards for the Property (the "Fencing Standards"):

1. **All fence design plans must be submitted (via an architectural change application) and approved by the Design Review Committee prior to starting construction. Applications may be obtained by contacting the management office (859-534-0900) of the Association.**
2. All fences (except for privacy fences as permitted in item 6 below) shall be black in color and constructed of ornamental aluminum with pickets, in compliance with the specifications described in Exhibit A attached to these Fencing Standards.
3. Notwithstanding anything on Exhibit A to the contrary, the maximum fence line height for all fences (except for privacy fences as permitted in item 6 below) is four (4) feet.
4. Fencing may be installed no closer to the street than the rear corners of the house. On corner lots no fencing shall be installed closer to any street than the building line/building setback shown on the recorded plat.
5. Chain-link, three rail split rail, picket, or Kentucky flat board fences are **NOT** permitted.
6. Privacy fencing, with a maximum height of six (6) feet, may be permitted to be installed adjacent to the house, to enclose a deck/patio area (not to exceed 320 square feet). Privacy fencing must be white in color and must comply with the specifications described in Exhibit B attached to these Fencing Standards.
7. The finished side of all fencing shall face out.
8. Wire mesh on the inside of fencing is **NOT** permitted.
9. These Fencing Standards shall apply to the entire Property.
10. These Fencing Standards shall not apply to fencing installed by the Declarant or the Association.

Declarant, acting as the Design Review Committee, reserves the right to modify these Fencing Standards in the future.

These Fencing Standards are hereby adopted by Declarant, acting as the Design Review Committee, effective as of \_\_\_\_\_, 2015.

**M/I Homes of Cincinnati, LLC,**  
an Ohio limited liability company

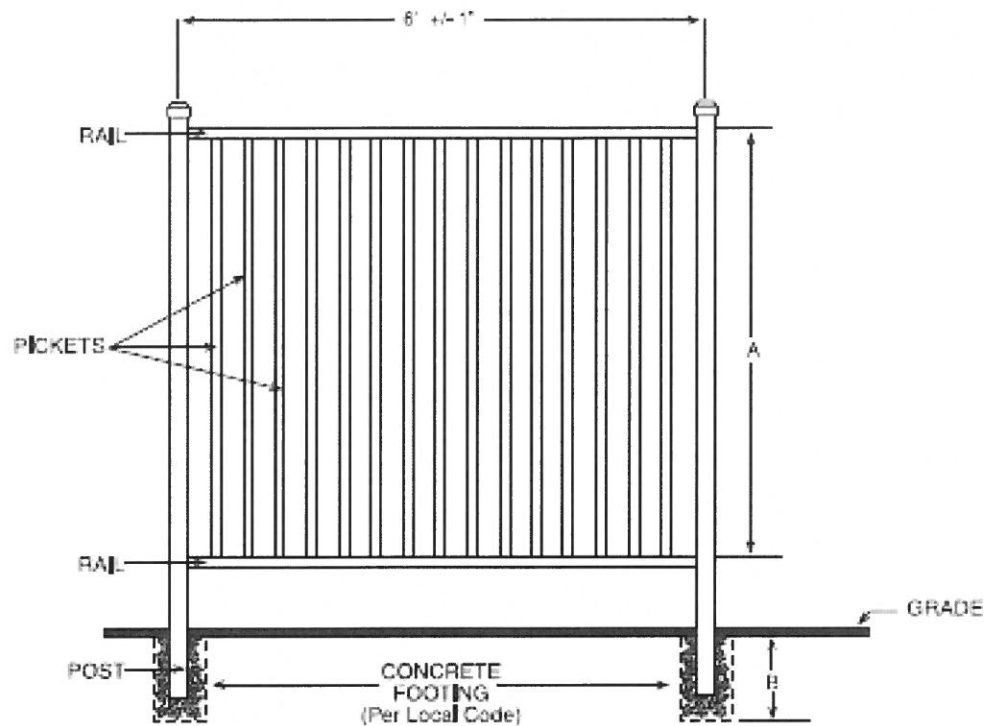
By:  \_\_\_\_\_

Name: Mathew Walker

Title: VP of Land

# EXHIBIT A

## Standard Fencing Specifications



**ULTRA** 

ALUMINUM MFG., INC.

**UAF 200**

FLAT TOP 2-RAIL FLUSH

### SPECIFICATIONS RESIDENTIAL

Posts	2" x 2" x .060 Wall 2" x 2" x .080 Wall 2" x 2" x .125 Wall 2 1/2" X 2 1/2" X .100 Wall
Horizontal Rails Side Walls Top Walls	1 1/2" x 1" .062" .062"
Pickets Picket Spacing	5/8" x 1/2" x .050 Wall 3 1/2" or 1 1/2"
Available Heights	3, 3 1/2, 4, 5 & 6 Ft.
Available Widths	6 & 8 Ft.

### DIMENSIONS

HT	A	B
3'	35"	Per Local Code
3 1/2'	41"	Per Local Code
4'	47"	Per Local Code
4 1/2'	53"	Per Local Code
5'	59"	Per Local Code
6'	71"	Per Local Code

Project:	
Owner:	
Submitted By:	Date:

## EXHIBIT B

### Privacy Fencing Specifications

