

## SCREENING GUIDELINES

### Background

The authority to require propane tanks be screened from view can be found in the CC&Rs, Article IV(f): "Every tank for the storage of fuel installed outside any building in the tract shall be either buried below the surface of the ground or screened to the satisfaction of the Architectural Committee by fencing or shrubbery."

The Architectural Committee (AC) has prepared a set of guidelines for the acceptable forms of screening propane tanks from view of the street or neighboring properties. The guidelines were reviewed by the Board of Directors at the February, 2006 Board meeting.

All screening options must consider accessibility for the propane gas company to service the tank, as well as the fire safety requirements of the Fire Department. Any flammable fencing or shrubbery must be kept a minimum of 10' away from the propane tank. All plans for screening of propane tanks must be submitted to the AC for approval prior to installation.

Although the CC&Rs do not require the screening of large water storage tanks and pressure tanks for wells, these Guidelines can also apply to screening those items as well.

### Fencing guidelines

1. Acceptable materials: wood, PVC (color and style to match any existing fencing on the property), or concrete block covered with rock or stucco to match the house. Unacceptable materials: chain link, wrought iron, v-mesh, 2"x4" non-climb wire mesh.
2. Acceptable styles: lattice, picket, solid planking, or open-rail fencing (3- or 4-rail) with lattice attached.
3. Height and length of the fence must be sufficient to fully screen the tank from view of the street or neighboring properties.
4. An operational gate of a suitable size to allow the propane company to access the tank for filling or service.

### Shrubbery guidelines

1. Minimum 1- or 5-gallon size shrubs (trees are acceptable only for screening the large water storage tanks); fast-growing, evergreen type that will reach a sufficient height and width at maturity to fully screen the tank from view of the street or neighboring properties. There are many shrubs that may meet these requirements, and the following is a partial list (common names):
  - a. Indian hawthorn, Texas privet, Escalonia, Iceberg climbing rose, Hopseed bush, Bottlebrush, Pineapple guava, Mock orange, Pyracantha
2. Maximum spacing of 3-4 feet on center between shrubs.
3. An operational irrigation system (e.g., drip, sprinklers).
4. Property owners are responsible for maintaining the shrubbery screening (watering, pruning, fertilizing, etc.). If the shrubs are allowed to die, a CC&R violation will be issued.