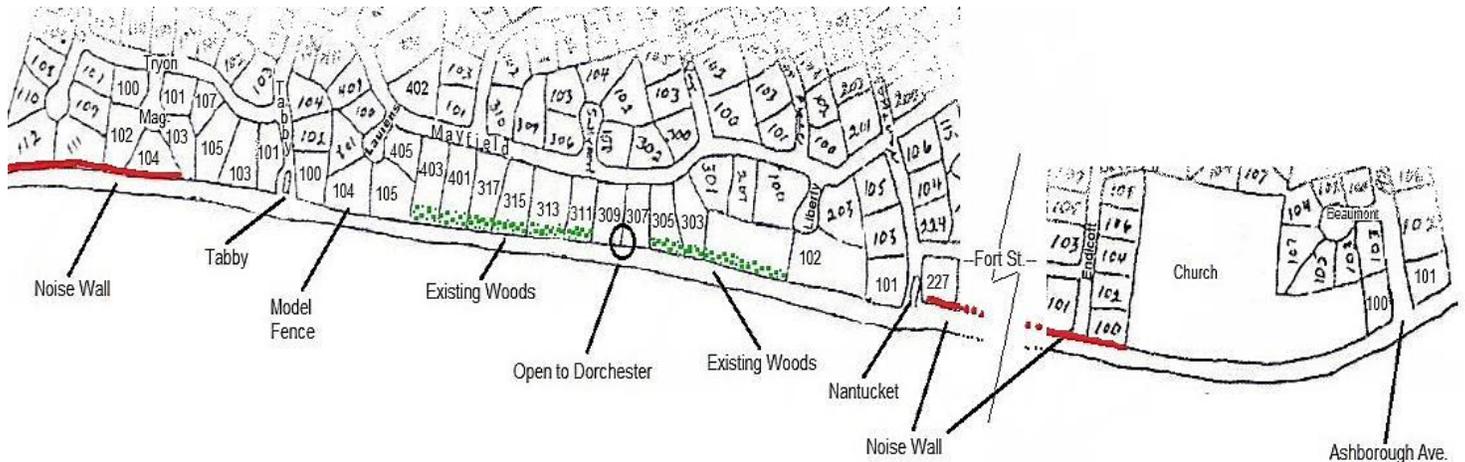


Guidelines for Ashborough Fences on Dorchester Road

Please remember, all fences must be approved by the ARB even if they meet all of the guidelines.



When Dorchester road was widened Ashborough did an extensive review of the project's Environmental Impact Statement. And while the effort did pay off, Ashborough, Ashborough East, and White Church Place got a wall - the wall is not continuous. This was primarily due to some houses being located just a little too far from the roadbed to qualify for the wall (based on the federal traffic noise model in use at the time).

Understandably, some homeowners would like to raise their fences to improve the feeling of privacy in their backyards.

Some comments on noise control. It is tricky and often counterintuitive. But to give you a feel - if you raise your fence from 6 ft. to 8 ft. it may make your yard feel more private and enjoyable but don't expect it to be noticeably quieter. Trees and hedges won't help either.

Our current concrete wall was designed to reduce the noise by 5 decibels. When the road was built the county wanted help with federal funding and that meant a 5 dB noise reduction (abatement) was mandated. Raising an existing fence to 8 ft probably won't get you two dB of noise reduction, say from about 66 dB to 64 dB. The human ear can detect a one dB change, so you may be able to detect the difference but it probably won't 'feel' quieter. But, you will probably feel you have gained some valuable privacy.

Ashborough HOA wants all fences on Dorchester to have a continuous look and feel. No variations of heights or styles, so the following guidelines apply:

- 1) **ALL fence work on Dorchester needs ARB approval.** We can help you with design decisions.
- 2) if your fence will be more than 40 feet from your Dorchester property line then the standard six foot fence will be *probably* be okay. Many lots have wooded areas behind their houses. But if you are putting the fence out near the road the new fence must be 8 ft tall and look like the style at 104 Laurens Court.
- 3) when the 8 ft fence turns back toward the house it must taper down to 6 ft as it approaches the house's rear corner. Again the 'model' fence at 104 Laurens Court can serve as an example.
- 4) if your fence is next to an existing 8 ft fence then you must blend smoothly into the pre-existing fence. The length of the tapered section blending into the existing fence must be a minimum of 8 ft. long.
- 5) fences must be 'natural' (no sealants or stains) on the Dorchester side so they will age to a natural weathered gray appearance.
- 6) fences behind the concrete noise abatement wall can still be 6 ft.

Please remember, all fences must be approved by the ARB even if they meet all of the above guidelines.