



Sandstone
Architectural Review Committee
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Outbuildings and Fence Guidelines

According to [Sandstone Covenants and Restrictions](#), Article VII Architectural Control, all fences, buildings, walls and other structures must be approved by the Architectural Review Committee.

Sandstone Outbuildings

Style and Appearance - Overall styling must be similar to main residence.

Minimum size - 150 sq.ft.

Location - No closer to the street than the main residence and concealed from the view of the street if possible.

Roof Type - Gable or hip. Pitch not less than 6/12

Roof Material - Asphalt shingles, no metal

Windows – A minimum of 2 windows preferred

Doors - Hinged (single or double), Rollup (garage).

Exterior Walls - Either matching brick from the main residence, siding similar to residence, or a combination of both.

Foundation - Concrete slab or raised foundation permanently attached in the ground. All raised foundations shall be no higher than 12 inches, skirted and landscaped so the underside cannot be seen.

Utilities - Underground and concealed. Window units, if used, must be concealed from view.

Landscaping - Landscaping around the building is required to 'soften' the appearance from the view of the street.

Sandstone Fences

The Architectural Review Committee will group lots into three categories: Interior lots that have the rear of the property that joins property that is not part of Sandstone, Interior lots that have the rear property line joining common greenspace, and Estate lots along Ralph Rawls Road.

Definitions:

Rear Fence only - Fences will be allowed to span the width of the property except where it will be on a corner lot. A fence cannot extend forward towards the street no more than to the rear corner of the house. See *Example 1 Typical Fence Allowance*. Exceptions may be granted in a hardship case; however it cannot extend forward any more than 25% of the length of the wall it will attach to. See *Example 2 Exception Fence Allowance*.

Security (or 'privacy') Fence - A fence that is a solid wall of material that you cannot see through.

Lots Along the Exterior:

These are lots defined as having the rear property line joining (or within 20 feet) property that is not part of Sandstone.

Maximum allowed fence height: 6 feet

Location: Rear Fence only

Security Fence Allowed: Yes. If a solid fence is used, the front walls that can be seen from the street will have to be landscaped in order to camouflage the structure. A landscape drawing will be required. We will require a minimum plant height of 2 feet at planting time. Landscaping requirements will be strictly enforced.

Lots Inside the Interior:

These are lots defined as having the rear property joining Sandstone common property (greenspace).

Maximum allowed fence height: 5 feet

Location: rear only

Security Fence Allowed: NO

Lots Along Ralph Rawls Road:

The estate lots have the front of the property joining property that is not part of Sandstone.

Fences will not be subject the same regulations as the lots on the interior and will be approved on an individual basis.

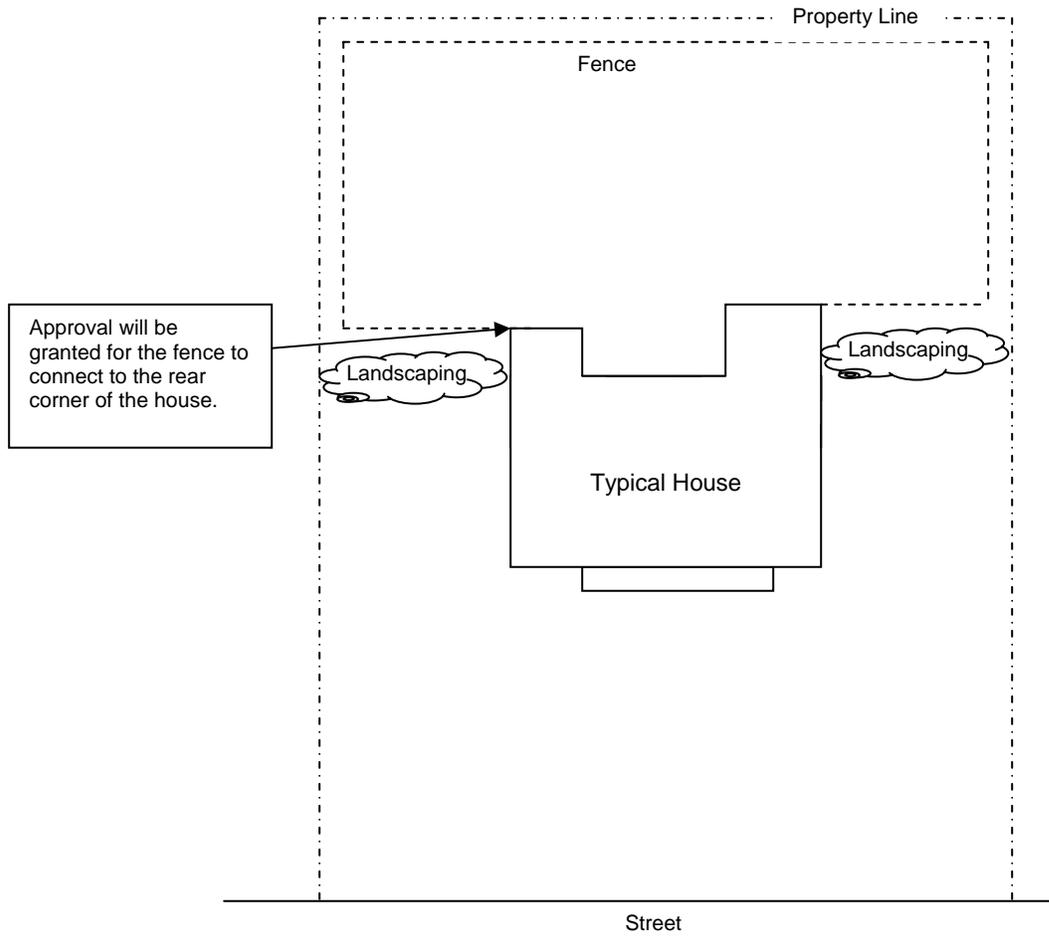
Restrictions that apply to all fences in Sandstone:

No chain link fences will be approved.

The restriction on the removal of trees and vegetation still apply inside of a fenced area. All tree removal necessary to erect a fence will have to be approved by the ARC.

Gates sizes are currently under consideration. We will not approve gates so someone can drive vehicles and equipment in the rear for storage.

Example 1. Typical Fence Allowance



Example 2. Exception Fence Allowance

