

Sutherland Farms Homeowners Association, Inc.

2530 Scottsville Rd., Suite 30

Bowling Green, KY 42104

Website: www.sutherlandfarmsbg.com

E-Mail: hoa@sutherlandfarmsbg.com

Fence Approval Form

This form must be completed and approved in writing by the HOA prior to erecting any fence on your property.

Request(s) may be emailed or mailed to the HOA using the above contact information. After receipt of this completed request, we will contact you within two business days to set up an appointment to view and discuss your fence installation plans. We will provide you with a copy of the completed form at this appointment.

Deed Restrictions Guidelines:

Any yard fence must be approved by the developer or its authorized representative in writing. (The developer turned this duty over to the board members in 2010).

The fence shall be aesthetically pleasing and conform to the nature of the general area. Chain link fence is not acceptable. No fence shall be constructed closer to the front property line than the rear corners of the residence. For regular lots, the fence can extend from the rear corner to the property line on each side or in the rear. Corner lot restrictions are as follows:

Corner Lots:

Corner lots shall be required to provide a front yard along any lot line abutting a street. The fence should be installed straight down from the corner of the home. If applicable, the fence should not exceed the front of any adjacent home unless 4' or less. The references below are from the planning and zoning ordinance. This document is available on our website or you can view it on the Warren County Planning and Zoning website.

- 1. No accessory building or structure shall extend beyond the front of the principal structure, excluding fences 4 feet or less in height.*
- 2. When a corner lot adjoins another lot in the rear which is used for residential purposes, no accessory building or structure shall extend beyond the front of the principal structure or be nearer to the side street than the depth of any required front yard for a dwelling along such side street, again excluding fences 4 feet or less in height.*

Additional information in reference to corner lots may be obtained from the Warren County Planning and Zoning Commission. www.warrenpc.org/zoning_ordinance/articles.php This document is also available on our website. After entering their website, click the link for **Article 4** or contact the Warren County Planning Commission with any questions. Phone: (270) 842-1953, 1141 State Street, Bowling Green, KY 42101

Sutherland Farms Fence Approval Form
Please mail or email form for approval to:
2530 Scottsville Rd., Suite 30, Bowling Green, KY 42104
hoa@sutherlandfarmsbg.com

Date: _____

Address & Lot No.: _____

Phone Numbers: Home: _____ Office: _____ Cell: _____

Name of Owners (please print): _____

Owners Signature: _____

Please describe the materials: (Vinyl, Aluminum, Wood, Brick, etc.) _____

Height of Fence: _____ preferably 6' or under to keep it aesthetically pleasing.

Is the fence being constructed on the rear corner of the home? _____

Have you located & marked your property pins on all sides involved? _____

Review your lot dimensions on the property plat to determine the approximate location of your property pins. Property Plats are on the website or there could be a copy within your closing documents. To find the pins, you will need a measuring wheel and a metal detector. Metal detectors can be rented by the hour/day. If you prefer not to do this on your own, you can hire a surveyor or ask your fence installer to locate the pins. It is in your best interest to confirm the location of each property pin. You should discuss and review these with adjacent owners to avoid a future misunderstanding. **If you are on a corner lot, please follow corner lot regulations. Contact us with any questions.**

If you are adjoining your fence to a neighbor's fence, do you have their approval? _____

If applicable, please install exposed posts and rails facing inward, toward your property. The smooth side should face outward, toward your neighbor. This adds a safety feature, so the fence cannot be easily climbed from the exterior. It also adds to the overall appearance of your property and shows good fence etiquette to surrounding neighbors.

To avoid hitting utility lines contact "Before You Dig" to have your utility lines marked.

Call: 811 or 1-800-752-6007 www.kentucky811.org

Verbal request or approvals are not permitted. All requests and approvals must be on file to be acceptable. A decision will be provided to you at the scheduled appointment if all of the required information has been completed.

Board Members Decision: (circle one) Approved Disapproved
Reason for Disapproval: _____
Board Member or Officer Signature: (sign & date)

_____ / _____
_____ / _____