The Villages of Creekside – Fence Guidelines

This document provides supplemental guidance and information for the installation of fences as noted in the Villages of Creekside – Rules & Regulations.

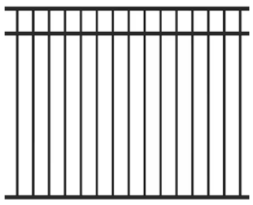
1. Location:
    - Fences are permitted in the backyard only and should not extend beyond the rear corner walls of the home.
    - Fences must either attach to the house or be ≤4” of the house and cannot be freestanding in the backyard. No fences are allowed within the front yard or side yards.
    - No portion of the fence may connect to a tree or fence on an adjoining or HOA common property. A fence may connect to an adjoining neighbors fence with written approval from the homeowner(s).
    - Fences must be installed on property lines. Patio Section homes with zero lot lines may require additional review to determine if a suitable location is feasible.
    - Must also follow all applicable North Cornwall Township Zoning Ordinance requirements.

2. Height:
    - The only allowable height for fences is 54” inches.

3. Color:
    - Fences must be black in color

4. Material:
    - Acceptable materials for fences are steel or aluminum only.

5. Style
    - All new or replacement fences must be 3-rail picket style, non-privacy, flush top and flush bottom. (Example shown below)



6. Gates
    - Fences must have a minimum of 1 (one) and a maximum of 2 (two) pedestrian gates and a maximum of 1 (one) vehicular gate.
        - Pedestrian gates can be a maximum of 4 feet wide at the opening
        - Vehicular gates can be a maximum of 12 feet wide at the opening
        - Gates may only open into the owners property

Approved on Sept 8, 2026

7. Maintenance:
    - Homeowners must maintain their fence in good condition, ensuring it remains clean, kept free of weeds, vines or other climbing vegetation, stable, and free of any rust, damage, or other unsightly issues.
    - Repairs must be made promptly to restore the fence's appearance and structural integrity.

8. Review Process:
    - Homeowners must submit a formal ACC application request to the property management company for ACC or Board review and approval prior to installation. The request should include:
        - Property boundary survey sealed by a Professional Land Surveyor showing the proposed location of the fence on the property.
        - Architectural details and drawings of the fence, its location, and locations of all gates.
        - Photos or illustrations of the fence panel and gate, including any renderings if provided by contractor.
        - A description and sample (photo or website link) of material and color to be used.
        - The homeowner must provide the property management company a copy of the approved permit from the Township prior to construction.
    - Replacement or modification of any existing fences requires an ACC request to be submitted.

10. Other Considerations:
    - No motorized vehicles or trailers are permitted to be stored within the fenced area.

11. Compliance:
    - Any fence installed after September 8, 2026 that was improperly constructed or installed, or later modified to be non-compliant with the guidance herein, will be subject to removal or modifications to bring into compliance entirely at the homeowner's expense.