

WELLINGTON MANOR HOMEOWNER ASSOCIATION
ARCHITECTURAL REQUEST FORM

FENCING (February 2010)

HOMEOWNER INFORMATION

Name _____	Home phone _____
Address _____	Work phone _____
Email _____	Cell Phone _____

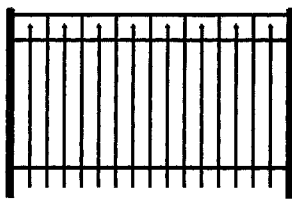
DESCRIPTION OF REQUEST

(Please attach all supporting documentation as required)

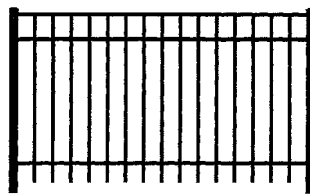
SUBMISSION REQUIREMENTS

Fencing

- WMHOA Architectural Request Form
- Final Survey with dimensioned location of improvements, including setbacks.
- Copy of Application for Hopewell Township Zoning Permit
- Landscape Plan showing detailed landscape enhancements required for screening of the fence from neighbor and/or street view. Include plant description and size at both planting and maturity
- Description of Fence selected (see design guidelines for approved options)
- Note: Examples of approved fence and design options are as shown below (or similar) to Jerith 200 or Jerith 202
- Signed Homeowner Neighbor Notification forms
- *Note: prior to commencement of construction, homeowner must submit evidence of approved zoning and/or building permit as follows:*
 - Approved Hopewell Township Zoning Permit
- Construction must be completed within sixty (60) days of commencement of construction



200 Residential Fence Section



202 Residential Fence Section

SIGNATURES/APPROVAL

Homeowner Signature _____	Date _____
Architectural Review Committee Recommendation _____	Date _____
Board Approval/Disapproval _____	Date _____

DESIGN CRITERIA

FENCING

Fences

Construction of all fences must be approved by the Board and the Applicant/Owner must obtain the required permits from Hopewell Township before construction begins.

- Fences must be constructed with materials, and in a style as similar, as possible to the Jerith Lexington examples on the front of the application
 - High-strength aluminum alloy (HS-35) guaranteed never to rust.
 - Black in color
 - Polyester powder coating with a lifetime guarantee that is fade and scratch resistant.
 - The gate must be made of the same material and have a self-closing latch.
- No fence shall be more than 4 feet in height
- Fences in rear yards which abut other properties **must** maintain a minimum distance of 5'-0" from the property line, however fences which abut common property **may** be closer to the property line, as long as space is provided for required landscaping and mulch.
- Fences will have a gate installed on each side the enclosure, or installed in a manner to enable lawn cutting equipment to easily enter, exit and mow the area. These gates shall be approximately 42-48 inches wide, swing in, and be located to allow free access and egress for lawn mowing service equipment.
- Fences will be installed at the rear of the house only, and be parallel to the set back lines and not extend beyond the sides of the house.
- Fences may not be installed in such a way as to create drainage issues.
- Fences are required to have a continuous minimum 18" wide edged mulch bed **with landscaping on all sides of the fence facing another property and/or street**. Such landscaping shall include evergreen shrubs, hedges, bushes, or trees which are at least 2 feet tall reasonably spaced around the fence to reasonably block the view of the fence from adjoining properties. Landscaping will be installed within 90 days of the erection of a fence, and continuously thereafter. (Note: Homeowner must submit copy of detailed landscape plan with submission)
- Homeowners are responsible for the maintenance of the interior of the enclosed area with the exception of lawn mowing. However, the landscape contractor will not mow the interior of the property if any of the following conditions exist:
 - Locked gate
 - Animal waste not picked up
 - Furniture, toys and equipment on the lawn.
- **Invisible Fences:**
 - Invisible fences are permitted in the rear yard only. They may be placed in the same location as a perimeter fence or anywhere within the perimeter fence guidelines. It is not necessary to complement the front of an invisible fence with landscaping.
 - Training flags must be removed within two months.
 - Yards with invisible fences must be so posted.