

Crystal Lake Association Fencing Requirements

All home owner fencing (privacy, chain link, or any other kind of containment fencing) will be approved by the Building Committee of Crystal Lake Association HOA prior to the start of any construction, either new or altering of existing fencing. This also includes walls or other vision barriers. A check off form will be provided to the home owner to meet all of the following requirements:

1. All property lines associated with fencing project will be located and marked for review. This can be accomplished by locating the existing survey pins or having it surveyed by a licensed surveyor.
2. A schematic will be drawn on the "Site Plan Form" form showing the desired fence position in relation to the property line, existing buildings in the area, driveways, road intersections and any public right of way. No portion of a fence is allowed to extend onto a public right of way.
3. All neighboring property owners must signoff on the form that they have reviewed the marked property lines and agree that they are correct. In this process the home owner will also show them where the fence will be located in relation to the property line, the type of fencing and the height of the fence. The fence will be set back from the property line a minimum of 2 feet.

4. The maximum height for a fence located in the front yard or the street-side yard of a corner lot is 4 feet. The maximum height for a rear yard fence is 6 feet. At no time can a fence, wall or other vision barrier block the lake view of a neighbor. Nor can it obscure a clear view of traffic at intersections or driveways or create a safety hazard to pedestrians or vehicle traffic.
5. It is the responsibility of the home owner constructing the fence to call 811 (utility locations service) or their contactor at least three days prior to starting construction. Construction will not start until utilities have been located.
6. All fences must be constructed with the finished side facing outward.
7. Approved fencing will be:
 - a. Privacy wooden fence with vertical boards
 - b. Chain link
 - c. Invisible (underground) fence
 - d. All other requested fencing materials must be approved by the building committee

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SITE PLAN FORM

Site Address _____

Crystal Lake Association Fencing Check Off Sheet

1. Home Owner Name _____
Address _____
Phone Number _____
Date _____

2. Contractor Name _____
Contractor Phone Number _____

3. Type of fence: ___ Wood ___ Chain link ___ Invisible (underground)
___ Other _____

4. Height of Fence: _____

5. On the "Site Plan Form" draw a picture of your property lines with an approximate location of your home on the lot. Then draw the location of the desired fence (preferably using a different colored pen or pencil).
Also provide:
 - a. Streets and driveway locations
 - b. Existing buildings and structures
 - c. Neighbor's buildings and structures that connect to your property
 - d. Existing fences if any
 - e. Any easements or public right of way

6. How did you locate your lot lines?

A. Located existing pins _____ by whom _____

B. Had it surveyed _____ by whom _____

(Attach a copy of survey)

7. How many neighboring lots connect to your lot? _____

8. Neighbors lot line approval.

By signing this document, neighboring lot owners agree that they have had an opportunity to view the marked lot lines and the relative location of the fence to the lot line, the type and height of the fence.

Neighbor 1:

Name _____

Address _____

Approve _____

Disapprove _____

Signature _____

This document is only for approval of lot lines. It has no bearing on whether you approve of the fence itself.

Neighbor 4:

Name _____

Address _____

Approve _____

Disapprove _____

Signature _____

(Note)

This document is only for approval of lot lines. It has no bearing on whether you approve of the fence itself.