

Mallard Run Homeowner's Association
Architectural and Environmental Review Committee
443 Web Foot Lane
Stevensville, MD 21666

FENCING POLICY

June 6, 2018

Mallard Run Homeowner's Association allows fencing in the rear of the property only. Fencing cannot extend beyond the rear corners of the home into the front of the property. Exceptions to the fence policy pertaining to fence location will only be made if unusual conditions exist and the alternative location is deemed by the Architectural and Environmental Review Committee to be in harmony with the surrounding structures and topography, and in conformity with the design concept for the Mallard Run Community.

In the case of drainage or any other type of easement on a property, placement of fencing or any other type of structure within the easement will only be permitted if the owner has received a letter of approval from the Queen Anne's County Department of Public Works. Please contact the Department of Public Works at 410-758-0920.

The types of approved fencing are as follows:

1. Natural wood two or three split rail fence, with or without galvanized wire mesh, not to exceed 48 inches (4.0 feet) in height.
2. White vinyl PVC two or three rail fence, not to exceed 48 inches (4.0 feet) in height.
3. White picket fence not to exceed 48 inches (4.0 feet) in height.
4. Natural wood privacy fence, with minimum four-inch wide vertical wood slats, not to exceed 60 inches (5 feet) in height.
5. Natural wood privacy fence, with minimum four-inch wide vertical slats, not to exceed 60 inches (5 feet) in height, with 12 inches (1 foot) lattice or other decorative treatment on top, for a total maximum height of 72 inches (6 feet). Other decorative treatment includes, but is not limited to, scalloped rails with square pickets, pickets with straight cap rail, or sunburst with straight cap rail.
6. White vinyl PVC privacy fence, with minimum four-inch wide vertical white vinyl PVC slats, not to exceed 60 inches (5 feet) in height.
7. White vinyl PVC privacy fence, with minimum four-inch wide vertical vinyl PVC slats, not to exceed 60 inches (5 feet) in height, with 12 inches (1 foot) lattice or other decorative treatment on top, for a total maximum height of 72 inches (6 feet). Other decorative treatment includes, but is not limited to, scalloped rails with square pickets, pickets with straight cap rail, or sunburst with straight cap rail.

Fencing around air conditioning units on the side of the house will be permitted as follows:

1. If fencing exists or is proposed on the subject lot, the fencing material around the air conditioning unit must match the existing or proposed fencing.

2. Fence dimensions shall not exceed the following:
 - a. Four feet in height;
 - b. Four feet extending into the side yard from the side of the house; and,
 - c. Eight feet extending down the side of the house (from front of house to back of house).

No exceptions will be made for alternative fence types.

To submit a fence request, please fill out and submit an AERC Request form.

We thank you in advance for your cooperation with this policy. Please contact any of us if you have questions.

Sincerely,

Mallard Run Architectural and Environmental Review Committee

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