

PEBBLE CREEK VILLAGE HOMEOWNERS ASSOCIATION, INC.

Fencing Guidelines **Effective May 2022**

Per the Declaration of Covenants and Restrictions Article XI, Section 2, Architectural Control. The Architectural Review Committee, (ARC), shall have the right to specify and approve all fences. The following specifications are to be used as a guideline for all fences. The ARC or its successors, prior to any installation of fences, must approve all fences in writing, even if it meets the specifications below.

In order to obtain approval of a fence, a survey or plot plan showing the owner's property and adjoining properties with all permanent structures (including existing fences) located thereon must be submitted. The survey must show the location of proposed fences, fence height(s), all transition points of fences, gate locations, distances from property lines, existing or proposed grades, all easements, drainage or utility structures, and list the specifications of all fence materials. The ARC has a minimum of thirty (30) days to approve any plan submitted.

As of May 2022, all fences are to be constructed of **PVC** or **Black Metal** only.

All currently constructed wood fences that were approved prior to May 14, 2018 will be required to be changed by the home owner to PVC at the time of unsightly decay or at the ARC or Board's discretion.

The following specifications for fencing are to be used as a guideline:

Fence Construction:

A) **Materials:**

- Pickets shall be 1" X 4" White or the fence design that looks like wood slats, in colors Cedar, Gray and Walnut PVC or a fence design that looks like stone gray.
- Rails shall be 2" X 4" White or the fence design that looks like wood slats, in colors Cedar, Gray and Walnut PVC or a fence design that looks like stone gray.
- Posts shall be 4" X 4" to 5" X 5" White or the fence design that looks like wood slats, in colors Cedar, Gray and Walnut PVC or a fence design that looks like stone gray. .
- All nails and staples shall be galvanized to resist rust. Gate hardware shall be black.
- All material is to be White PVC, or the fence design that looks like wood slats, in colors Cedar, Gray and Walnut or a fence design that looks like stone gray. All fences will be maintained in new or good condition with the good side facing out. Any unsightly or decayed material may be required to be changed by the homeowner, at the ARC or Board's discretion.
- Black Metal fencing may be aluminum or steel. Panels may not exceed 4 ft. X 6 ft and must abide by the same construction rules below in section "B." Any unsightly or decaying materials, including rust, may be required to be changed at the homeowner, ARC, or Board's discretion.

- #### B) **Construction:** *Unless otherwise approved*, pickets shall be assembled in a stockade, shadow box, or board on board design with a maximum gap between boards of 2 ¼". Design shall include three (3) rails on all 6' high fences and two (2) rails on all 4' high fences. All posts must be set at a minimum of 36" into the ground and be spaced not less than 8' 0" on center. Gates must be constructed similarly and must be reinforced to prevent sagging. Rear property lines on pond lots and conservation lots, if fenced, must have 4' high spaced picket fence. The pickets will be placed on the outside of the fence with the maximum spacing between pickets of 2 ¼". Black Metal aluminum or steel fencing

on pond or conservation lots, must abide by the rules listed and panels may not exceed 4" X 6".

C) **Non-Acceptable Fences:** Unless otherwise previously approved, the following types of fences are deemed **unacceptable**. This list is intended as a guideline, and is not all-inclusive, at the discretion of the ARC.

- Organic fences (i.e., shrubs, hedges, trees, plants, vines (unless growing upon the inside of approved fences.)
- Fences that are not permanently affixed or seated properly in the ground.
- Fences constructed using any type of wood materials.

Acceptable Locations:

A) **Front Setback:** Fences shall not encroach further toward the front of the property than 8' from the back corner of the house.

B) **Easements:** Approved fences may be installed in drainage and utility easements subject to the following conditions:

- Owner understands that he/she may need to remove and reinstall any fencing at **their expense** to allow the appropriate agencies to use their easements.
- All fences must be installed so that water flow off of the owner's property or other lots designed to drain through those easements, will not be impeded.

C) **Pond Lots:** On side yards of pond lots, fences must begin to transition from 6' high down to 4' high at a minimum of 30' from the rear of the property corners. A greater setback may be required if views to the pond by adjoining homeowners are blocked. The transition for 6' high to 4' high will take place in one 8' section of fence. From that point, the fence will continue at 4' height.

D) **Conservation Lots:** Conservation lots shall have the same requirements as pond lots, with the exception that the rear yard fence must be set on the conservation easement line or to the house side of that line.

E) **Subdivision Wall:** On the side yard lines of lots that abut to the subdivision walls, fences may butt into the solid wall. All fence tops must finish below the wall cap on the wall and must not be visible from the street. On the side yard lines, where open rail fencing is in the subdivision wall, the fence may butt into the solid wall no less than 1'. The fence must then run on a straight line from that point a minimum of 20' towards the front property line. At that point, the fence may turn towards the side property line and then continue down the side property line. The fence visible from the street through the open rail section must be landscaped with appropriate materials to soften the fence appearance. In addition, irrigation must be installed in this area to adequately water all landscaping. Also, an access gate must be placed in an inconspicuous place to allow the homeowner to maintain this area. Please note that fence requests should show all landscape and irrigation for this area.

The requirements for fencing are to provide for consistent and appealing fences within the community. The ARC, at its discretion, may consider other fences with similar appearance. Any inconsistencies or conflicts in these guidelines will be settled at the ARC's sole discretion, and the request may be approved or denied.
