



**Pine Harbour
Property Owners' Association**
1 Pine Harbour Drive
Mineral, VA 23117

How to gain approval for installing a fence:

To ensure the natural quality and appearance of the subdivision the Pine Harbour Environmental Control Committee (ECC) must review and approve in writing, all requests for installation of a fence.

In accordance with our Covenants and ECC rules, all must be constructed of wood and may be either wooden split rail, or the style that is commonly called a horse fence, or a privacy fence. Either of the railed fences may contain wire mesh along the inside edge of the rails (or in accordance with County regulations for a fence surrounding a pool). All of the fences may be placed *near* property boundary lines, but nothing (temporary or permanent) is allowed within 5 feet of the Association's right of way. The right of way is 50 feet across all roads within the subdivision and 100 feet in cul-de-sacs. A method of estimating the right of way on a road is to locate the center of the road and then measure 25 feet from this point toward your lot. Fences must be at least 5 feet from this right of way line.

Prior To Construction: the following must be submitted to the ECC for review. Fence construction is not allowed before a letter of approval has been issued. While not required, electronic submissions are preferable.

Site Plan: the site plan is a drawing of the planned layout of the fence on the lot. The site plan must:

- a. Be drawn on a copy of the plat of the lot. A copy of the plat may be obtained from the County Clerk's office for a nominal fee.
- b. Show all dimensions of the lot, including distances from the fence to front, back and side lot lines.
- c. Show approximate locations of any other existing structures (house, garage, etc.) and driveways.
- d. State that the fence will be either a wooden privacy fence, wooden horse fence, or made of wooden split rails. For the railed fences, if not left as natural wood, verify the color will be black. Submitting a picture is preferable.

Trees: mark any trees that must be removed in order to erect the fence. Additional trees over 6 inches in diameter must be approved by the ECC *before* removal.

Review Time: the ECC shall review and approve or disapprove 30 days from receipt.