



Pine Harbour Property Owners' Association, Inc.
Environmental Control Rules
Fences

(Adopted June 17, 2022)

As stated in the by-laws of the Pine Harbour Property Owners Association (PHPOA), Article IV, Section 5, (E), the Board shall “adopt such rules and regulations relating to the use of Association property, and sanctions for non-compliance therewith, as it may deem reasonably necessary for the best interest of the Association and its members.” Accordingly, the Board of Directors has established and approved the following environmental control rules related to fencing to further clarify what is allowed and the restrictions, and to aid the Environmental Control Committee (ECC) in the performance of their duties:

1. All fences may be placed *near* property boundary lines. (This rule clarifies set back requirements for fences, for which the ECC may grant permission, in accordance with Article II, A and Article II, D of the covenants).
2. All fences may contain wire mesh along the inside edge. (This rule expands material requirements for fences, for which the ECC may grant permission, in accordance with Article VII, H of the covenants).
3. In addition to split rail, the ECC may approve fences commonly known as horse fences with a 4-foot maximum height. If not natural wood in color, a black horse fence will be allowed (no other colors).
4. The ECC may approve a privacy fence only on a lot with a house that is in accordance with the following restrictions:
 - The fence may only be placed in the rear yard of the property. No privacy fences will be approved anywhere in the front of the house.
 - The fence can only be a maximum of 6 feet in height.
 - The fence must be constructed of pressure treated wood and only be of a natural wood color.
 - The only privacy fences that will be approved must be one of the following Dog-Ear or Open Picket designs:



