

Fence Guidelines
Logsdon's Ridge Homeowner's Association

Proposed on March 10, 1995
Revised on June 17, 2014
Revised on September 1, 2015
Revised on May 3 & August 30, 2016

The purpose of these guidelines is to assist homeowners in the selection of a fence. These guidelines do not supersede the homeowner association bylaws, but only provide recommendations. All fences must be approved by the Board of Trustees as described in the Logsdon's Ridge Home Owners Association Declaration under Article VI, Section 6.1.7 Fencing, Storage Sheds, Pools as amended in Standard II on October 14, 1991 (see Attachment 1).

These guidelines provide information and recommendations regarding physical characteristics, maintenance, and helpful construction hints for interior (patio/pool/rear walkway) and perimeter (lot divider) fences.

Physical Characteristics (materials, style, height, color)

Interior (Patio/Pool) Fences

Materials:

Recommended: Wood (cedar, poplar, spruce, locust), aluminum, wrought iron, brick, stone and vinyl

Not Permitted: Chain link

Style:

Recommended: Picket, starburst picket, split rail (with or without standard light wire mesh), Kentucky board (with or without standard light wire mesh), scalloped

Not Permitted: Privacy fences, shadowbox, lattice, and lattice board on board

Height:

Recommended: Maximum of 52 inches

Not Permitted: Six feet

Color:

White or earth tones

Perimeter (lot divider) Fences

Materials:

Recommended: Wood (cedar, poplar, spruce, and locust), aluminum, wrought iron, brick, stone and vinyl

Not Permitted: Chain link

Style:

Recommended: Picket, starburst picket, split rail, Kentucky board, and scalloped.

Standard light wire mesh is to be placed on the inside of a perimeter fence if there is no swimming pool on the property or if a swimming pool has an interior fence around it. The presence of a swimming pool that does not have an interior fence requires the placement of the wire mesh on the outside of a perimeter fence. In such cases, face board must be used on the outside of each post.

Not Permitted: Lattice, lattice board on board, shadow box, or privacy fences

Height:

Recommended: Maximum of 52 inches

Not Permitted: Six feet

Color:

White or earth tones

Maintenance

Aluminum picket and vinyl fences require little, or no, maintenance.

Wood fences must be treated with a sealant, or stain containing a sealant approximately every two to three years. Wood fences must always be in a state of good repair. Broken or weathered and gray fences not permitted.

See Attachment 2 (Liberty Township Zoning, section 24.075 c) for definition of maintenance required by Liberty Township Zoning.

Requirements

1. It is the property owner's responsibility to obtain a zoning permit from Liberty Township.
2. Property owners need to complete (in detail) the Logsdon's Ridge Property Change Request Form. Submit the form along with the zoning permit and a project work order or estimate from the contractor to the Architectural Committee chairperson or a member of the Board at least 4 weeks prior to the expected start date. Projects may not begin until the property owner has received the approved HOA form.

Helpful Hints

1. Get a professional lot survey.
2. Get utility lines marked. Ohio Utilities Protection Service will contact utility and cable companies for property owners free of charge (1-800-362-2764). Utility lines should be marked within 48 hours of project start.
3. Property owners are advised to not construct a fence in a drainage easement where there are underground storm water drain pipes and/or retention basins.
4. Get more than one estimate.
5. Check and verify references; go look at previous work completed by company.
6. Ask if employees/laborers are permanent/associated with company.
7. Ask for copies of liability insurance and workers' compensation certificates.
8. Check with your builder about underground drainage tile and sprinkler system.
9. Solid (board on board) fences are more susceptible to wind damage.
10. Generally, wood fences are warranted for 5 years, with an expected longevity of 10-20 years. Most cedar (picket) fences last 20 years, poplar (Kentucky board) fences last 15 years, and spruce and locust (split rail) last 10-15 years.
11. Generally, vinyl fences are warranted for 20 years, with an expected longevity of a lifetime.
12. Generally, aluminum picket fences have a limited lifetime warranty.

Attachment 1

Logsdon's Ridge Home Owners Association Declaration

Article V

Section 5.1 Approval Required

And

Article VI

Section 6.1.7 Fencing, Storage Sheds, Pools

Standard II dated October 14, 1991

Article V, Section 5.1 Approval Required

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing by the appropriate entity. Review of the construction of the original dwellings and related construction, including landscaping, shall be by the Declarant or his designee and all other review shall be by the Board of Trustees of the Association or by an architectural committee composed of three (3) members appointed by the Board. Such plans and specifications shall be reviewed as to harmony of external design and location in relation to surrounding structures and topography in accordance with the requirements hereinafter set forth. In the event that the Declarant, the Board, or its designated committee, fails to approve or disapprove said plans and specifications within thirty (30) days after submission, approval will not be required and this Article shall be deemed fully complied with.

Article IV, Section 6.1.7 Fencing, Storage Sheds, Pools

Standard II dated October 14, 1991

No fences or other lot dividers, clothes hanging fixtures or swimming pools may be erected or installed on any lot unless such lot owner has first obtained written approval of the Board of Trustees or its designee (hereinafter the "Board"). The Board may set guidelines for fence styles which may deny or restrict installation on specific lots.

Attachment 2

Liberty Township Zoning
Section 24.075

Fences, walls and hedges may be located in required yards as follows:

- a. If not exceeding at any point four (4) feet in height above the elevation of the surface of the ground at such point, such may be located in any side or rear yard or court and, with respect to permitted agricultural uses, in any front yard of said agricultural use. Except for permitted agricultural uses, no fence shall be permitted in any front yard as required herein.
- b. If not exceeding at any point six (6) feet in height above the elevation of the surface of the ground at such point, they may be located in any required rear yard or side yard, provided that on a corner lot, abutting in the rear the side lot line of another lot in an R-District, or recorded residential subdivision, no such fence, wall or hedge within twenty-five (25) feet of the common lot line shall be closer to the side street lot line than the least depth of the front yard required on such other lot fronting the side street.
- c. A fence between lots platted for residential use shall be of approved material and shall be kept in repair and appearance. The use of barbed wire, electrical or similar type fences shall be prohibited.
- d. Any swimming pool, or the entire property on which it is located, shall be so walled or fenced by approved material and construction a minimum of forty-eight (48) inches high, so as to prevent uncontrolled access from the street or adjacent properties, and said fence shall be maintained in good condition with a latching gate and lock. Said wall may be the wall of the above ground swimming pool provided that the wall is at least forty-eight (48) inches high from grade. Any lighting used to illuminate the pool area shall be so arranged as to deflect the light from adjoining properties.