

Logsdon's Ridge Homeowners Association Fence Guidelines

Proposed on March 10, 1995

Revised on June 17, 2014

Revised on September 1, 2015

Revised on May 3 & August 30, 2016

Revised on November 14, 2023

Please note: As of November 7, 2023, NEW split rail fences will no longer be allowed. Existing split rail fences will be allowed as long as they are maintained and in good condition. If an existing split rail fence becomes unrepairable, then it will need to be removed or replaced with an acceptable fence style. Also, wire mesh must be installed on the INSIDE of the fence, even if there is an in-ground pool within the fenced area. This coincides with Liberty Township zoning permit requirements.

The purpose of these guidelines is to assist homeowners in the selection of a fence. The 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 Homeowners 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).

Interior (Patio/Pool) Fences:

Recommended materials are pressured treated wood (cedar, poplar, spruce, locust), aluminum, wrought iron, brick, stone and vinyl. Chain link and split rail are not permitted.

Recommended styles are picket, starburst picket, Kentucky Board (with or without standard light wire mesh), scalloped. Privacy fences, shadowbox, lattice, lattice board on board and split rail are NOT permitted.

Recommended height is 52 inches. Fences 6 feet or above are not permitted.

Recommended colors are white or earth tones.

Perimeter (lot divider) Fences:

Recommended materials are pressured treated wood (cedar, poplar, spruce and locust), aluminum, wrought iron, and vinyl. Chain link and split rail are not permitted.

Recommended styles are picket, starburst picket, Kentucky board, and scalloped. All fences and walls must be erected so that the finished side faces outward, and the rough or unfinished side faces interior to the property being enclosed. All structural members, support beams, and standard light wire mesh shall be located on the INSIDE of a perimeter fence, even if there is an in-ground pool within the fenced area. Pools should be fenced on all sides to prevent uncontrolled access from the street or adjacent properties. Lattice, lattice board on board, shadow box and privacy fences are NOT permitted.

Recommended height is 52 inches. Fences 6 feet or above are not permitted.

Recommended colors are 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 are not permitted.

Please refer to Liberty Township Zoning, section 4.12 paragraph 5, for definition of restrictions and maintenance required by Liberty Township zoning Resolution. The website is www.liberty-township.com. Liberty Township regulations and zoning permit requirements must be met prior to Logsdon's Ridge Architectural Approval.

Requirements

It is the property owner's responsibility to obtain a zoning permit from Liberty Township.

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 chair or a member of the Board at 4 weeks prior to the expected start date. Projects may not begin until the property owner has received the approved HOA form.

Helpful Hints

Get a professional lot survey.

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.

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.

Get more than one estimate

Check and verify references; go look at previous work completed by the company.

Ask if employees/laborers are permanent/associated with the company.

Ask for copies of liability insurance and workers' compensation certificates.

Check with your builder about underground drainage tile and sprinkler system.

Solid (board on board) fences are more susceptible to wind damage.

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.

Generally, vinyl fences are warranted for 20 years, with an expected longevity of a lifetime.

Generally, aluminum picket fences have a limited lifetime warranty.

