

ARCHITECTURAL REVIEW INFORMATION SHEET

Fence Rules

Use this information when planning your fence and when completing the required ARC Application. Concerns and/or questions can be sent to ARC@Pembrookehoa.org

GENERAL INFORMATION

Erecting any fence in Pembroke requires prior approval by the ARC (see CC&Rs, page 42, 3.A). The purpose of most fences is to gain family privacy and/or to create an enclosed pet space. Fences are restricted to the guidelines below:

NOTIFICATION TO NEIGHBORS.

A fence will drastically alter the appearance of your property and adjacent properties. For this reason, the ARC Application instructs you to discuss your fencing plans with your neighbors as well as get their signatures on the ARC form.

PROPERTY LINES.

Homeowners must determine the exact location of their property line(s) to ensure that any fence constructed is within the property line prior to construction. In the event that a fence is located outside of the Homeowner's property, the Homeowner will be liable for all costs associated with the relocation of that fence, including the cost of a professional survey. This rule applies to all encroachments.

FENCE PLACEMENT.

Fences are not permitted forward of the rear corners of the principal dwelling unless approved by the Committee. Special exceptions include corner lots or where a lot is not necessarily a square, or where it is not conducive due to the lay of the home's areaway. Only one fence is to be placed on, or near any common property line, unless approved by the Committee. Fences will either be all wood or all vinyl. Mixing of both products are not authorized. Chain link fences are not permitted except where approved for dog runs. White, vinyl or plastic style fence is preferred. Stockade style privacy fences are not authorized.

Wood fences shall be unfinished or sealed with a transparent stain in acceptable earth tone colors. The Committee must approve the use of solid stain colors. White painted board or picket fences are acceptable but may not be taller than 4 (4) feet.

Homeowners living on corner lots petitioning to construct a fence higher than four (4) feet are required to accent the fence with landscaping approved by the Committee along the street side of the fence. Plans depicting the planned landscaping shall be submitted in conjunction with the fence application, and once approved by the Committee, shall be incorporated within six (6) months from the date of plan approval.

FENCE SPECIFICATIONS.

- (i) **Good Neighbor Fence:** In all cases, the side of the fence which is more finished than the opposite side must be constructed with the finished side facing out (toward neighboring properties) with and the framing side facing your property.
- (ii) **Material:** Only white vinyl fencing is preferred. Wood fences must be unfinished or sealed with a transparent stain.
- (iii) **Style:** Solid panel or picket fences are permitted.
- (iv) **Panels:** Continuous solid fencing panels shall not exceed eight (8) feet center to center of posts.
- (v) **Heights:** Fence heights shall be limited to six (6) feet in total height as measured at all points along the fence line from ground level (lowest visible point)
- (vi) **Post Tops:** Flat/low profile post tops are recommended.

PEMBROOKE HOMEOWNERS ASSOCIATION

Pembroke HOA 46909 Pembroke Street
Lexington Park, MD 20653
www.pembrokehoa.org

Approval Documents Required:

1. ARC Request Application
2. Copy of house survey (Plat) depicting location of proposed fence in relation to lot with existing easements identified
3. List of materials to be used

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