

Fencing

A written application must be submitted to the Architectural Control Committee (ACC) and approved in writing by the ACC before any work begins. Additionally, the same process is required for the alteration or removal of any fencing. If the ACC denies an application, as opposed to an application deemed by the ACC to be incomplete, will not be reconsidered. That decision can be appealed to the board (**see appeals process**). Surveys, plats, or drawing document is required. It must show on the same document all the following measurements; lot dimensions length and width, fence dimensions length and width, if a pool is part of application, pool dimensions length and width, and pool abutting pad length and width. An application or plat deemed incomplete by the ACC will need a new submission of all incomplete documents. The fence type must be on the application. Every fence form submitted must be signed by the owner and include the date of submission by the signature. The ACC will not render a final decision on an incomplete application. Fence applications can take up to 90 days for approval so allow this in planning.

Code for all fence types

1. Must be well maintained. Contracts for damaged sections must be in place within 60 days of damage.
2. Front yard fencing is prohibited.
3. Must be installed by a bonded, licensed, professional fence contractor.
4. Perimeter fencing is prohibited. Perimeter fencing is any back yard fence that encloses more than 30% of the back yard square footage of the lot. The back yard begins at each back corner of the house closest to the back lot line.
5. Fence setbacks - a minimum of 75' from river on water front lots, a minimum of 40' from the rear-yard property line, a minimum of 40' from walking paths and swales. Setbacks from side lot lines are where the fence cannot extend beyond the corner of each back side of the house toward each side lot line.
6. No free-standing fences are permitted on vacant lots.
7. Only one pool or dog fence is permitted per beneficial owner of a lot. No fencing is permitted within a fenced in area. More than one **section of** decorative fence is allowed per lot.
8. No solid privacy fences are allowed to protect our long-held goal to protect the farm and water views which enhance property values.

Code for pool only fence – defined as 3 (house is 4th side) fence sides or four-fence sides enclosures around a pool.

1. Only material allowed is black extruded aluminum picket style fencing and the design must be approved by the ACC. Wood, vinyl, PVC, painted, chain link, or any other fencing material is prohibited.
2. The fenced area enclosed shall not exceed 30% of square footage of the back yard. The back yard begins at each back corner of the house closest to the back lot line. The fence width cannot exceed the width of the house.
3. Fencing is required in the immediate area of a pool. Since pool shape, size, location, concrete area around the pool, and proximity to the house are all factors in determining the minimal area that needs to be enclosed, the **ACC will work with the**

owner on a case-by-case basis to deal with any unique situations. All other fencing conditions and limitations shall apply (e.g. material, height, % of lot enclosed limitation, etc.). Fencing must be a minimum of 48" and a maximum of 54" in height and shall not extend and be outside the rear corners of the two exterior sides of the primary residence. Maximum space between pickets must be from 3.1875 to 4" and wall thickness at least 16 gauge **unless smaller picket spacing is required by the state codes. Your fencing contractor can advise there.**

Code for dog fence or Combined pool and dog fence

Defined as 3 fence sides (house is 4th) or four fence sides enclosures for a dog only or a combined space for dog and pool. **The applicant must own a dog and provide proof of ownership (i.e. dog license, bill of sale, etc.) in order to have a dog fence or pool & dog combo.**

1. Only material allowed is black extruded aluminum picket style fencing and the design must be approved by the ACC. Wood, vinyl, PVC, painted, chain link, or any other fencing material is prohibited.
2. The fenced area enclosed shall not exceed 30% of square footage of the back yard. The back yard begins at each back corner of the house closest to the back lot line. The fence width cannot exceed the width of the house.
3. Fencing must be a minimum of 48" and a maximum of 54" in height.
4. Dog fences of any other material are not allowed.

Decorative Fencing Code

Decorative fence have three types - utility, aesthetic, or garden. Material for all except propane tanks is vinyl or PVC than matches the house or trim in color. Propane tanks also allow wood material.

Utility fences – defined as the fences to hide house mechanical utilities. Above ground tanks must be fenced. Fences are allowed only to protect septic tanks and not septic lines. Height maximum for all utility fencing is 54 inches (some types less-noted in section) and minimum must cover the equipment. The following type of utility fencing are allowed. Mechanical utilities length and width only to accommodate equipment.

1. AC and generator utility fencing are optional.
2. Above ground propane tank utilities must be hidden from view by walls or fencing that are similar in color and design as the house. The length and width should be no more than required to accommodate the tank. The ACC may approve a taller fence/wall and otherwise prohibited material or design in an effort to achieve the goal of providing cover for these areas. Material can be PVC or wood.
3. Septic tank fences maximum measurements are 20 feet long and 12 feet wide

4. Outside trash can storage and receptacles must be fenced. The length and width should be no more than required to accommodate the storage area. Fencing can be picket or solid.
5. Above ground propane tanks and trash can storage areas are the only areas where solid panels are permitted.

Aesthetic fences – defined as standalone single fence runs or two-sided patio fence runs only for patios against the house

1. Single run decorative fences may not exceed a total of 25 cumulative linear feet nor be taller than 48”.
 2. Patio fences – only allowed for patios against the house. Max size for any side is 25 feet and max height is 48” tall. **Garden fences - three- or four-sided fences to enclose plants or flowers.**
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1. Garden fences **are permitted but must not be taller than 48 inches, with a maximum** length of 15 feet, and **maximum** width **of 7 feet**. Reminder that **no fences are allowed** inside other fences. The color should match the house color or trim.
 2. The use of planters inside fences is **permitted** as long as they are not greater than 24” high and are of a neutral or wood color. Wood or vinyl planters should match the color of the house or trim and metallic planters as bought are ok.