

## **Fence Approval Process**

Silver Creek homeowners are advised to adhere to the following steps to assure a trouble-free approval of a new fence or modification of an existing fence.

1. Review the fence guidelines as outlined in such document.
2. Communicate with your adjacent neighbors your plans to install a fence, specifying the height and location that you desire.
3. Present the following items to the Silver Creek Subdivision Residents' Association Board of Directors by mailing them to the current Silver Creek Property Management firm or by contacting a board member directly.
  - Drawing/plans guidelines:
    - Plans must include a drawing of the fence in relation to your home and property lines
    - The location of gates in the fence
  - A written letter should accompany the drawing that clearly states
    - The materials that will be used in building the fence.
    - Your plans to preserve the fence in the future.
    - Who will be installing the fence?
  - Complete contact information to allow the Board sufficient avenues to contact you with questions or comments.
    - Homeowners names
    - Address
    - Phone number
    - Email address
4. Please allow sufficient time (at least 4 weeks) to receive approval for your fence plans. The Board of Directors meets once a month and in the instance that your request is received immediately following that monthly meeting, it may take up to six weeks before written approval will be available.
5. The Board of Directors will contact each homeowner who submits a request for approval. Final approvals will be in writing, and the homeowner is encouraged to keep this approval letter on file with other important house documents. Ideally, this approval letter should be transferred with ownership of the home to ensure the Silver Creek's deed restrictions remain intact.

\* Exceptions to the guidelines may be considered and approved by the Board of Directors. Exceptions must maintain the architectural and aesthetic intent of the guidelines.

# Fence Requirements

## Silver Creek Subdivision Residents' Association

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All fence plans and modifications must be submitted in writing to the Silver Creek Subdivision Residents' Association for approval. Refer to page 2 for complete details on the approval process.

### 1. Materials

Fences shall be made from wood (pine or cedar) or ornamental aluminum. Woods must be pressure treated for extended protection from the elements. Ornamental Aluminum must be powder coated for extended protection from the elements.

### 2. Staining

The only acceptable stain color is clear or a natural wood tone. Colored stains are prohibited. Fences shall not be painted. All Ornamental Aluminum fences must be black in color.

### 3. Construction

- A. Two fence heights are allowed in Silver Creek, 48-inches and 72-inches. For homes in which property lines border the Hite Creek green space, and who border Highway 22, only 48-inch fencing is permitted.
- B. Wood fences are to be 72-inch privacy dog-eared fences or 48-inch spaced picket fences. Picket styles must be consistent with existing neighboring fence styles and approved by the board. Ornamental Aluminum fences are to be either 48-inch or 72-inch three channel staggered picket with pressed spears.
- C. Ornamental Aluminum fencing must be constructed of heavy wall aluminum.
- D. All wood post and bracing must be on the inside of the fence.
- E. Fence shall follow the natural contour of the land. Stair stepping sections of fence are not allowed. The top of fences should be a continuous flow. Additionally, the fence should meet the ground. No other material, such as wood, chicken wire, etc., should be used between the fence and the ground.
- F. Fences shall not block or impede water flow into ditches, storm drains, or creek.
- G. Gates must be placed to allow for the homeowner to have access to the property not encompassed within the fence and to allow access to the easement.

### 4. Location

Fences shall be placed in the side or back yard. Fences shall not extend forward of the front house line. Fences shall not be placed in easements and should have acceptable offset from the property line to provide maintenance. Determination of property lines and utility easements are the sole responsibility of the property owner.

### 5. Adjacent Fences

In the instance that two neighbors with adjoining property would both like fences, fences should share the common side. Parallel fences will not be approved unless a minimum of 5 feet is allowed between fencing.