



Fence Policy

General

The existing Association By-Laws, Article XVI. RULES AND REGULATIONS, Section 3(a)(4), paragraph 2 state “*There is prohibited the construction and maintenance of fences, hedges over 48” tall used to define the perimeter of a Unit, and radio and TV antennas, including satellite dish type, on the Units, without approval by the Architectural and Environmental Review Board.*”

Previous Board of Directors have established an allowance to the installation of privacy fencing up to six (6) feet in height. This policy update (2022) is following the long standing allowance of privacy fencing, while further clarifying the rules for the placement of privacy fences.

Fence, Privacy Fence, and Hedge Criteria

1. Location

- a) All fences/hedges on the rear and sides of the Unit must be constructed/planted on the owner's side of the property line.
- b) All fences must be a minimum of two feet from edge of roadway.
- c) The finished side of all fences must face neighboring property.

Note: Any fence, hedge, etc. constructed on the property may have to be removed (and if replaced) at owner’s expense to gain access to the Utilities.

2. Types of Fences

- a. Listed below are some of the types of Fences that are allowed.
 - 1) Wood, Plastic or composite material vertical Picket/slat
 - 2) Wood, Plastic or composite material horizontal rail/slat
 - 3) Wood, Plastic or composite material lattice
 - 4) Wood, Plastic or composite material Post & Rail
 - 5) Wood, Plastic or composite material Solid Board/Panel
 - 6) Rope Post & Rail
 - 7) Aluminum (Black, White or Brown)

b. The following types of Fences are not allowed.

- 1) Chain link
- 2) Barbed, razor or any type wire fence
- 3) Concrete or brick wall

3. Gates

Fences or hedges around the perimeter of the unit can fully enclose the unit providing that there is an unlocked gate providing an unrestricted path to the utilities.

Note:

1. The enclosed area cannot be used as an animal pen.
2. There is the 48" height limitation in the By-Laws, Article XVI, 3(a)(4) para. 2 for (non-privacy) fences and hedges.

4. Utility Access

a) All Utilities (i.e. electric meter, water & sewer connections, sewer cleanout, telephone and cable terminus) must have a minimum of a three (3) foot diameter clear area in front of them.

b) There must be an unrestricted path to and from the utilities for maintenance access.

5. Privacy Fence

Privacy fences may be constructed to the following criteria.

a) The term privacy fence shall apply to any fence greater than four (4) feet in height. The privacy fence cannot be taller than six (6) feet high.

b) A privacy fence may be placed on all sides of the unit, as long as the privacy fence meets the following criteria. Privacy fences must be set ten (10) feet back from the front (and rear, if the property is a pull-through) property line when installed on the sides of the property. This limits the six (6) foot high privacy fence on the sides of the unit from being closer than ten (10) feet to the road. A privacy fence running parallel to a street adjacent to the property must be a minimum of 2 feet behind the nearest part of the residence (i.e. RV unit, room addition, etc).

Examples:

- 1) Unit lots which have one street side, the privacy fence must be a minimum of 10 feet from the street pavement plus 2 feet behind the nose of the RV unit.
- 2) Pull-through lots having a street at each end, each privacy fence must be a minimum of 10 feet from the street pavement plus an additional 2 feet behind the nose and tail of the RV unit, respectively.

c) A privacy fence must meet all of the fence criteria listed above in **1. Location.**