

Fence Criteria

1. Fences are to be of a “quality nature and high end” designed by professional fencing experts and constructed by authorized fencing contractors. A detailed plan shall be submitted for consideration, comments and possible revisions. Designs will be required to be “attractive and decorative” enhancing or not detracting from property owners on all sides. Landscaping the fence may be required.
2. Fences exceeding four (4) feet in height (excluding posts) are not encouraged, however, consideration may be given to taller fences in the event of good design and positive neighbor input.
3. A border type of fence shall be no closer than three (3) feet from the side and rear lot lines except where two abutting neighbors agree on a plan to avoid this criteria. It is intended that no fence shall detract or cause a maintenance problem for a neighbor. Accordingly, this criterion allows for an adequate space for landscaping, which the committee may require to avoid detracting from a neighbor’s property.
4. Fences generally shall not be built forward of the front of the house, however, in certain cases they may be considered.
5. Fencing for pools or service areas will be approved where ordinances require them, although the committee will require that these fences meet the other criteria for fences within the scope of these considerations and guidelines.
6. Special consideration for exceptions to Fence Criteria may be given for lots that abut public areas such as walkways, bike paths, ponds, and roadways or for other appropriate aesthetic considerations.
7. It is the responsibility of the homeowner to provide copies of the application to the abutting neighbor property owners prior to submitting the proposal. If the proposal follows the published fence criteria, neighbor approval is desirable but not mandatory.
8. If the homeowner requests an exception to the criteria, the proposal must include a form signed by the abutting neighbors stating that a copy of the proposal has been received and indicating either 1) approval; 2) rejection; 3) suggested revisions. When a request for “special consideration” is presented, neighbor approval will be an important consideration.
9. A separate fenced dog area may be considered with the following conditions:
 1. No outside roofed structure is allowed.
 2. There must be a “dog” entrance to the main structure (house or garage).
 3. The plan must be reviewed and approved by the adjoining neighbors.
 4. The design and location must be approved by the Fence Committee.

Examples:

1. A fence was requested which was one (1) foot from the lot line. Four of the five abutting neighbors signed a statement of approval of the exception to the criteria. One neighbor rejected the exception. The fence was approved.
2. A fence was requested which was within the criteria. The abutting neighbors requested the approval be refused. The fence was approved.
3. A fence was requested to be an eight-foot flat board privacy fence because the owners had two large dogs. The fence was rejected.
4. A fence was requested that was a black wire fence. The neighbor had the same style fence around their swimming pool, well away from the lot line. There were no other abutting neighbors. The fence material was approved because it was the same material as the neighbor's fence.
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6. Two abutting neighbors submit a request to have a fence on their common lot line that meets all other criteria. The fence was approved.