

*IMPORTANT: The design guideline below is provided to assist the unit owner on changes to the exterior of their residence and does not relieve the unit owner from receiving Architecture Change approval in advance of making any changes to the exterior of their unit. All changes, even if in compliance with what is outlined below still require an Architecture Change Application to be approved in advance.*

## **FENCING CRITERIA**

### **Fences**

Requires Architectural Review Committee Approval. Fencing is permitted in neighborhoods unless the neighborhood has voted to prohibit fencing.

- a. All fences are subject to easements of public record.
- b. All fences shall be in strict conformance with Babcock Overlay Zoning District, Sec. 3-9-51.
- c. Fences and walls must be constructed to present the finished side of the fence or wall to the adjoining lot or any abutting right-of-way.
- d. Perimeter, amenity, privacy, and invisible dog fencing require approval and are the only types permitted.
- e. Fences shall fully extend to the lot line on all sides but may not extend into an easement area and must be installed on the home side of the lake maintenance and drainage easements.
- f. Freestanding fences are not permitted.
- g. The top of the fence should remain level on all sides of the fence. Please make sure the fence company is aware of this.
- h. Masonry walls may only be used for courtyard applications, planter walls or screening of equipment such as pool pumps, air conditioning equipment, etc.
- i. Please be advised that it is the fence owners' responsibility to maintain both sides of fence.

### **Fence and Wall Locations**

Fences may not interfere with the drainage patterns or project above any adjacent lot's walls or fences.

On an **interior lot**, fencing must be placed along the rear lot line and shall run parallel the side property line.

- a. Side yard fencing may not be installed forward of the midline of the applicant's house or extend beyond the rear corner property line on each side of the house.
- b. Side yard fencing must be ON the property line unless your lot is a corner lot.
- c. In the case of an existing fence, the new fence must align at the termination point of the neighboring fence and attach to the existing fence and new dwelling, regardless of its setback. Side-by-side fencing is not permitted.

On a **corner lot**, the privacy fence must not extend into the side yard setback for the dwelling. Any fencing visible to a public street requires landscape on the street side. In this case, the fence must be five (5') feet inside the property line.



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Variances to the above requirements may be considered only if acceptable hedge material is placed along the outside of the fence. This requirement is subject to conditional approval until the hedge material is planted and the Committee can view the impact. Side yard fencing on the corner side of the lot is not permitted.

### **FRONT YARD**

- a. Fencing shall not exceed 36" height.
- b. (1) minimum 60" width gate required for landscaping access.
- c. Fencing shall be aluminum, PVC, or other ornamental fence if approved by waiver.
- d. Wood, chain-link, wire, or privacy (solid) fences are prohibited.
- e. PVC must be white.
- f. The standard aluminum fence specified is 3-rail flat top aluminum, bronze or black.
- g. Caps must be "traditional" flat caps.
- h. Fences must run parallel to the front and side property line.
- i. Fencing may not be installed beyond the rear of the midline of the applicant's house.

### **PRIVACY FENCES (typically on interior lots, not visible from lakeview):**

- a. Fencing shall not exceed 72" height aluminum, PVC or other ornamental fencing if approved by waiver.
- b. PVC fencing shall be white, maximum 60" height solid with 12" lattice on top.
- c. (1) minimum 60" width gate required for landscaping access.
- d. Wood, chain link, or wire fencing is prohibited.
- e. Fencing may not be installed forward of the midline of the applicant's house or extend beyond the rear corner property line of each side of the house.
- f. Privacy fences must be on the side and rear property lines.
- g. If a (6') six-foot high privacy fence is installed adjacent to a (4') four-foot high amenity fence, the owner of the privacy fence will pay to have the amenity fence on the common property line removed and replaced with the privacy fence.
- h. On lots that slope down, panels must be filled in at bottom to maintain a level height consistent with that of the remainder of the fence, with a maximum gap of 6" at the bottom.
- i. Privacy fences are not allowed in rear yards along major spine/arterial roads or lakes.

### **AMENITY FENCES (typically on Lake, Arterial, and Amenity lots):**

If fencing is desired on the rear and/or the side of a home backing to an important view, such as a lake or an open view wetland, then the mandatory type of fence is an amenity fence.

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- a. Amenity fencing on lots that are visible from lakeview and amenity lots shall be maximum 48" height with (1) minimum 60" width gate required for landscaping access.
- b. The standard fence specified is 3-rail flat top aluminum, or optional 4-rail flat top aluminum with puppy picket style.
- c. The only acceptable color is bronze or black.
- d. Caps must be "traditional" flat caps.
- e. Amenity fences must run parallel to the rear property line.
- f. PVC, wood, chain-link, or wire fences are prohibited.
- g. Side yard fencing may not be installed forward of the midline of the home or extend beyond the rear corner property line of each side of the house.

### **MAIN ARTERIAL ROADS (typically lots with rear yards that back up to arterial roads)**

- a. The standard fence specified is 3-rail flat top aluminum, or optional 4-rail flat top aluminum with puppy picket style.
- b. Fencing shall be maximum of 48" with (1) 60" minimum width gate required for landscaping access.
- c. The only acceptable color is bronze or black.
- d. Caps must be "traditional" flat caps.
- e. Fences must run parallel to the rear property line.
- f. Privacy fences are prohibited.
- g. PVC, wood, chain-link, or wire are prohibited.
- h. Side yard fencing may not be installed forward of the midline of the home or extend beyond the rear corner property line of each side of the house.

### **MASONRY PRIVACY WALL**

Walls will constitute planter walls, privacy walls, or walls used to screen mechanical components.

- a. Height shall be six feet (6') with decorative stucco banding at the top.
- b. Walls shall be constructed of eight-inch (8") concrete blocks with painted stucco to match house exterior.

### **INVISIBLE DOG FENCES**

Homeowner option but only with adherence to the following restrictions other-wise, approval is required.

- a. Invisible fences may be installed only in the side and rear yards of a home (except as noted below) and must be within the side and rear property lines.



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- b. Invisible fences on the side of a home may not be installed forward of the midline of the home or extend beyond the rear corner of each side of the house.
- c. On corner lots, invisible fencing may not extend past the secondary street side of the house.

**\*\*Please show landscape plan as well as fence placement on a copy of the surveyed site plan and highlight the fence placement on the site plan.**

I acknowledge that I will comply with all applicable fence criteria stated above:

**OWNER:** \_\_\_\_\_ (sign)

\_\_\_\_\_ (print)

**DATE:** \_\_\_\_\_

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## SPECIFIED FENCES

**3-rail flat top aluminum (36" to 72" height, max.)**



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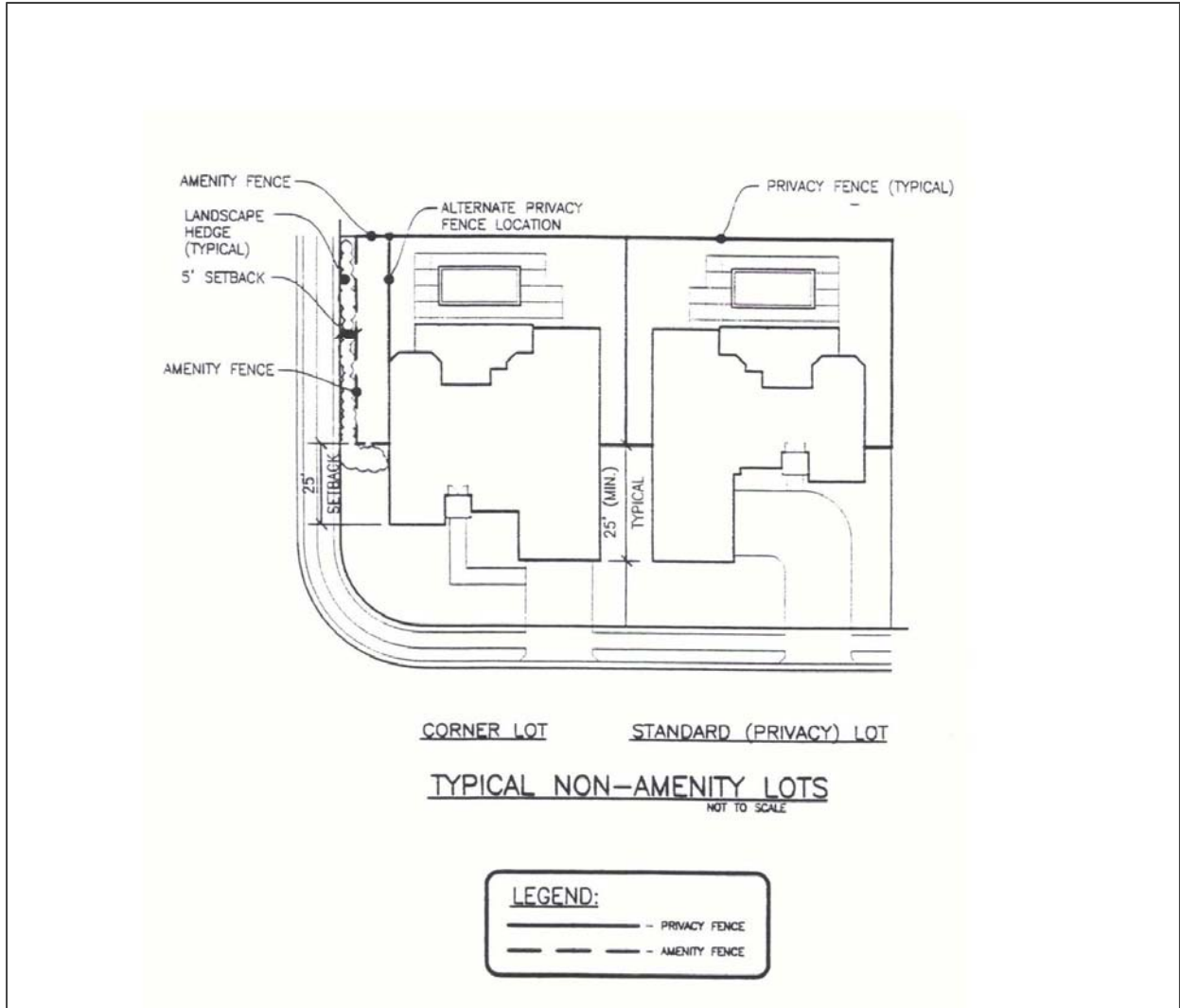
**4-rail flat top aluminum standard, with puppy picket option**



**Privacy Fence (72" height, max.)**



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