

## Article I. Fence Guidelines

### ***Section 1.01 CONSTRUCTION & MATERIALS:***

#### (a) Approved fence materials

- Wood
- PVC/Vinyl
- Composite

#### (i) Fence posts and stringers must face the inside of the property. Stringers must not be visible to neighbors or public property.

\* Exception: Certain PVC or Composite style of fencing has post and stringers visible as part of design. ACC will consider these requests on a case-by-case basis.

#### (ii) All hardware must be black or stainless steel, and must be maintained at all times to be free of rust, debris, damage, or corrosion.

#### (iii) Fence, post, gate, and any other part of fence must be installed and maintained to be free of any sag or lack of alignment.

#### (iv) All fence material on a lot must be the same color, style, and material, there shall be no mixed fencing types, materials or colors.

#### (v) Only one fence per property line.

#### (b) Unapproved fence materials

- Chain link
- Aluminum
- Metallic

### ***Section 1.02 Fence Design***

#### (a) Wood Fence

- Board on board
- Stockade
- Vertical or horizontal shadowbox

\* Styles are not to be comingled within the same property.

- (i) Wood must be pressure treated and hardware galvanized.
- (ii) Wood stain is permissible only upon ACC approval. When requesting a change due to staining during a fence installation, homeowner must annotate the color of stain, and may be required to submit a stain swatch for approval. So as to show the natural wood grain & texture, only semi-transparent stains are acceptable. After initial install, stain or change of stain color is also permissible with ACC approval, and might require submission of stain swatch for approval. See attachment A for approved colors of stain [Olympic Stains].

**(b) PVC/Vinyl/Composite**

- (i) PVC Color base are White, Tan, and Grey.
  - (ii) PVC/Vinyl designs are permissible where a wood grain style is used.
  - (iii) No painting, staining, or any other color changing method of PVC/Vinyl fence are permissible.
- (c) Composite: Due to the limited availability and demand for composite, approval for this material is limited. The ACC is exploring standardization of this material, and will publish at a future date. Due to this limitation, no composite fences are currently approved.

**Section 1.03     *Height & Installation***

- (a) Height: All fences regardless of material will be 6ft high.
- (b) Installation: Homeowner is fully responsible for abiding with all state, county, and HOA statutes, ordinances, regulations, and deed restrictions.
- (i) Fence installation contract is required with ACC submission, except if installation is to be performed by the homeowner. Proper County permitting is required, and ACC approval does not supersede permitting requirement. Proof of permit may be required as part of the ACC application request.

- (ii) Fence installation will not be any closer than 6 feet from front of home, and must not pass the adjoining neighbors 6 feet front of home fence setback.
- (iii) There may be only one (1) fence per property line. No fence shall be erected that is parallel to a HOA fence.
- (iv) The HOA reserves the right to enforce forcible remedy any not-ACC approved installations or changes, any poor craftsmanship, and improper installation not meeting state, county, HOA, or industry standards. The homeowner is fully responsible for any cost incurred from HOA enforcement.

#### *Section 1.04*      **Maintenance**

- (a) Homeowner is responsible for regular and routine maintenance of fence. The types of maintenance may include but not limited to the following:
  - (i) Pressure washing
  - (ii) Mildew removal
  - (iii) Replace broken fence slats, post, and any other fence portion.
  - (iv) Remedy any portion of fence that might be sagging more than 2 inches.
  - (v) **Remedy any misaligned gates**
  - (vi) Removal of any rust