

TITLE: FENCES

RESOLUTION NUMBER: 2013 P3-002

DATE: November 7, 2013 (APPROVED)

AUTHORITY: Article VI (a); Article VI Section 1 (a), (g), (h)

PURPOSE & SCOPE: The purpose of this policy is to ensure fences are constructed and maintained in such a manner that will enhance the character of Oak Hills.

IT IS RESOLVED THAT : Fences should be constructed with natural looking materials such as wood or manufactured products that look like wood. Thin rod iron is acceptable, with many existing examples located on the greenway. Homeowners may also fence their yards with natural growing hedge material. Fences will not be built from cinder block, brick, stone, chain-link, or other material deemed inappropriate by the ARB.

FENCE GUIDELINES: Fences in Oak Hills may be located on or inside back and side property line, and continue into the front yard up to the front of the home. Front yard fences are not permitted. Maximum fence height is 6 feet tall when measuring from the ground. The top of the fence post should be no more than 4" above the top of the fence. The purpose is to insure that the fence looks compatible with other fences in the neighborhood. The fence can be built no less than 18" from the street curb. The purpose is for safety as well as to enhance sight lines throughout the neighborhood. Retaining walls are included in the overall height calculation when measuring from inside the property line. All fences must meet Washington County building requirements.

APPLICATION REQUIREMENTS: Applications should contain a description of the fence design, materials, and location. If the fence design is unique for Oak Hills, please provide an image or sketch of the proposed design. If building a new fence, please provide a property site plan and drawing indicating the exact location of the fence. Oak Hills ARB relies on our residents to provide accurate site information. Property plans may be downloaded from the Washington County website. However, the most accurate property plan will be included in your home closing packet. Oak Hills is not responsible for confirming proposed fence lines are accurate or that county records are accurate. It is the responsibility of the applicant to research property lines and obtain a survey if any questions arise. If you are replacing an existing fence an Application is required. If you are replacing an existing fence and there are no location changes, simply indicate no location change on the application. All applications should contain signatures from all impacted neighbors and those who may be impacted by views of the fence. Reasonable efforts should be made to complete construction of the fence within 30-60 days after construction begins.

An application is required for fence construction. Signatures are required from neighboring homes that have a view of the deck or patio. Applications should include a site plan of the full property indicating size and location of the proposed deck or patio as well as neighboring homes or other structures. Applications should contain a description of materials to be used and other details such as stairs, steps, lighting and all other built-in features. Reasonable efforts should be made to complete construction of

the deck within 30 – 60 days of the approval of the application.