

POLICY STATEMENT REGARDING FENCES

To maintain a consistent look to our village going forward, this policy statement is intended to provide a guideline for the construction and maintenance of fences.

1. Fence construction requirements listed below are in addition to the Architectural Review Application, which must be submitted for approval.
2. Fencing **must** have prior **WRITTEN** approval from the HOA board **before** construction can begin. The HOA board will not provide **any** approvals that are not in writing. If there is no written approval any proposed change is **DENIED**.
3. Fence material should be reflective of the requirements contained in the CCR's (Article II, Section 5(c). Fence material to be of wood, masonry (brick, stone or similar material which are laid in and bound together by mortar), composite material or wrought iron, and landscaped. Chain link fencing will **not** be approved. Wood fences may be "natural" or stained. Masonry fences cannot be painted. Wrought iron fences must be black. Fencing facing the street shall be four feet in height and wood or composite fencing must be of shadow box design.
4. A property survey is required prior to approval if the request is to extend the length of the party wall/privacy fence.
5. If a request is made to extend the existing end of the party wall, the fencing may be extended no farther than 4 feet from the end of the party wall. Fencing may not extend forward of the front corner of resident's building.
6. The property owner shall be responsible for securing all legally required permits, determination of property line boundaries and that the installation meets the standards of a professional installation.
7. Property owners are responsible for the upkeep of fences on their property, which means they should be structurally sound, free from visible damage, and aesthetically maintained (e.g., no peeling paint, wood rot or rust). In cases where a fence is located on a property boundary, both adjacent property owners share equal responsibility for its maintenance.
8. Fines may be assessed for property owners who fail to maintain their fences according to the stipulated standards.