

## Fences

*This Fence Policy was originally adopted by the Association in April of 1989.* In order to avoid the creation of alley ways and to ensure conformity with the external design of the subdivision, the Board of Trustees of the Atascocita C.I.A. adopted the following policy:

(1) With regard to the location of fences on lots:

No portion of a fence shall be situated on a lot nearer to the street than the front lot line than the walls of the dwelling situated on such lots which are nearest to such front lot line. All side and rear fences shall be situated on the side or rear property lines. No side or rear fence shall be set back from the property line. All permitted side or rear fences must be six (6) feet in height plus rot board unless otherwise approved in writing by the A.C.C. (some sections allow up to (8) feet in height)

(2) With regard to the location of fences on the golf course lots (*this portion of the policy was revised on May 24, 1999*):

(a) This fence policy is intended to meet two objectives:

- (i) Permit the homeowner to enclose swimming pools, protect pets and children, and provide for privacy from the street, and
- (ii) Maintain a view of the golf course for other homeowners along the course and preserve the appearance of the overall landscape from the golf course.

(b) To meet both of these objectives, fences perpendicular to and parallel with, any lot line adjoining the golf course is permissible, subject to the following:

- (i) The portion of any fence that is adjacent and parallel to the golf course, or located on a side property line not adjacent to another lot, must be constructed of black ornamental metal.
- (ii) The portion of any fence extending from the golf course toward a building line must be constructed of black ornamental metal, beginning at the golf course, for the greater of:
  - a. Two-thirds of the distance from the property line adjacent and parallel to the golf course to the rear building line of the “foremost neighboring building”. The foremost neighboring building is the building whose rear building line is furthest from the golf course of either (i) the homeowner’s building closest to the fence line, or (ii) the building on the adjacent property closest to the fence line; or
  - b. The first twenty-four (24) feet. If the total length of this portion of the fence is less than twenty-four feet, then the entire portion must be constructed of black ornamental metal.

Exceptions may be granted by the Architectural Control Committee if either of the

rules above would extend the black ornamental metal portion of the fence forward beyond the rear building line of (i) the homeowners building nearest the fence line, or (ii) the building on the adjacent property closest to the fence line. The overall intent of this policy will be the primary guide for granting any exceptions.

- (3) Any black ornamental metal portion of fence shall not be less than four (4) feet nor greater than five (5) feet in height. Spacing between the pickets shall not be less than three (3) inches nor greater than six (6) inches.
- (4) All other portions of fence must meet the current requirements of the ACIA policies.
- (5) All existing fences which do not meet these requirements must be constructed to meet these requirements when all or a portion of the fence is repaired or replaced. No fence or other temporary or permanent structure shall be constructed in such a manner as to obstruct or impede the drainage of water from adjoining properties or cause water to flow onto an adjacent lot.
- (6) Each new or replaced fence under this policy must be separately reviewed and approved by the Architectural Control Committee to ensure that the fences complement and are compatible with the overall character and aesthetics of the surrounding homes and the community.