

## **Fencing Guidelines**

The Following is a guideline for those interested in constructing a fence in Spindletop at Stonehill Village. Because the developer and the Community Association understand that each home, and each neighborhood of the community, is unique and will have different density, architectural, topographical, and landscape issues, this document is not intended to convey any final word on acceptable fences. Some properties will be more conducive to specific styles and materials. Likewise, materials and technology evolve over time. Consequently, the Stonehill Village Design Review Board keeps an open mind to suggestion and change.

Each submission will be considered on a case-by-case basis. No prior approval or denial shall be considered as precedent for subsequent approval or denials.

## **Design Review Board (DRB)**

As with all changes to the exterior of your home within Stonehill Village the introduction of fencing, (above ground or any electronic pet containment system) or changes to approved existing fencing must be reviewed by the DRB prior to installation.

All design requests must be submitted with your original construction application or submitted to the property manager for DRB approval by using the Application for Approval of Improvements. Fence plans should have the following elements to facilitate the approval process:

1. A completed Application for Approval of Improvements.
  2. A site plan showing the entire proposed fence on an accurate, scale of your property. The site plan must include all existing structures, property lines, setbacks, and easements; as well as any gate locations and dimensions. The location of the addition of any landscaping if applicable.
  3. An accurate description (photo or illustration) of the style of fence as it appears in the elevation view, including height, dimensions, and material specifications.
  4. A sample of the fencing material may be required.
  5. Describe any proposed finish (stain). Provide a color sample.
  6. All construction details must be submitted in writing.
  7. Any applications that are incomplete and/or do not include the necessary information for the DRB to review will be disapproved or not reviewed.
- *It is recommended that a design professional prepare the design and plans.*
  - *Stonehill Development, LTD., the Stonehill Village Homeowners Association and/or DRB accept no responsibility for the placement of a fence on applicant's property, misplaced on the neighbor's property, or within an easement. Fences placed within a utility easement may be subject to damage or removal at the owner's expense by utility company construction and/or access.*
  - *Regarding fencing between residents, the DRB will consider the style of fence which has been installed first as the precedent for any new fence which will adjoin or extend from the existing fence. If an adjoining property owner already maintains a fence adjoining your property this should be noted on the plan submitted.*

## **General Guidelines**

1. A fence is not to be out of scale or otherwise inappropriate to the settings.
2. A fence is not to be visually incompatible with the site or destroy site patterns, vistas, or streetscapes.
3. Fences will be 42" to 48" in height unless higher required for in-ground pool by local government.
4. Fences may be constructed of vinyl or aluminum. No unfinished pressure treated lumber fencing or chain link fencing will be accepted.
5. Coated or anodized Aluminum fences may be black, dark green (hunter green) or bronze.
6. Lot owner is responsible for maintaining fence and vegetation on both sides of fence.
7. Fencing that parallels or is adjacent to Stonehill Village Common Area Fencing is to be determined and requires special DRB approval. Fencing in lots adjoining common area fencing will not attach.
8. All gates placed to allow access to leisure trail and/or common areas are to have all hardware inside of fence not visible from common area. Residents with lots adjoining common areas with common area fencing may elect to request a gate in the common area fencing for access to the leisure trail and or common area from the DRB prior to installation. Materials and installation will be at resident's expense with no expectations of reimbursement from the development company or the Homeowner's association.
9. No part of fence may straddle the property line or protrude over the property line.
10. Fences that impede "clear vision" at intersections sacrifice safety and will not be allowed.
11. Fences or a landscape hedge are not to be in front of main house structure.
12. The use of barbed wire or electrically charged fence is prohibited on all land used for residential purposes.
13. Accessories or Graffiti is prohibited: Banners and signs of any size are prohibited on all residential fences.
14. The DRB maintains the right to require additional landscaping in conjunction with the installation of the new fence.
15. Fences must be maintained including, but not limited to, replacing rotted, defective, loose and aged posts and boards.
16. All removal, painting, or staining, of existing fencing must be approved.
17. No dog runs are permitted.
18. The fencing should generally run parallel or perpendicular to the rear wall of the building. The DRB will consider approved site elements such as patios, or decks in determining the fence layout.

## **Construction of Fencing**

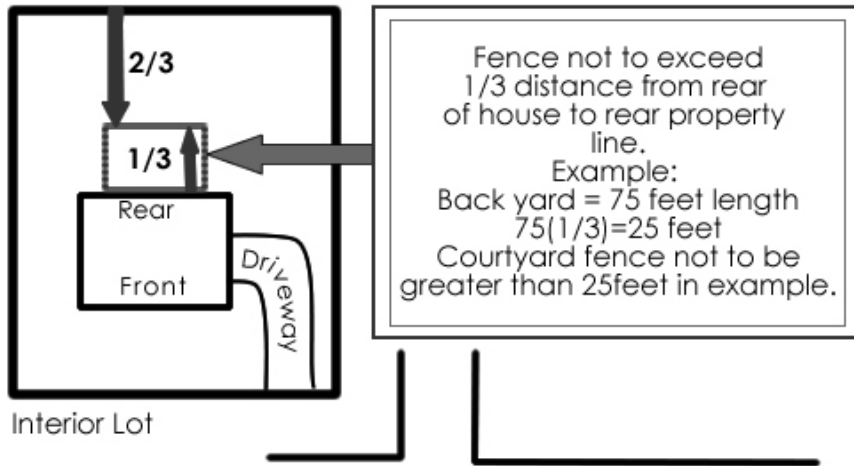
It is highly recommended that all fencing to be installed by a professional.

- All posts not to exceed 8' apart.
- All finished sides of fencing must face out.
- In all cases, zoning, and any other applicable governing agencies should be consulted by the applicant for other requirements prior to installation.
- It is highly recommended that you have your lot surveyed before constructing any fence.
- Resident is responsible for proper placement of any fencing in regards to property lines, easements, and utilities. It is strongly recommended that you have utilities marked prior to beginning installation.
- All fencing will be either courtyard or perimeter layout (see attached). Electronic pet containment systems may vary from these layouts while observing other applicable restrictions.

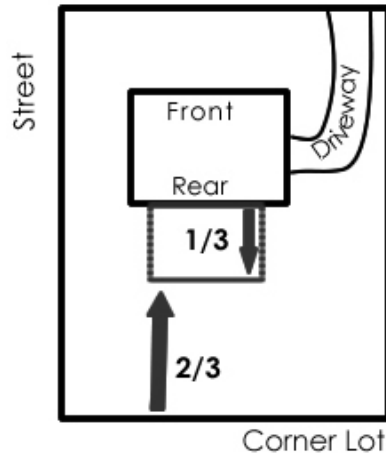
# Courtyard Fencing

Courtyard or small area rear fences will be considered by the DRB subject to the general guidelines and the illustrations below.

1.

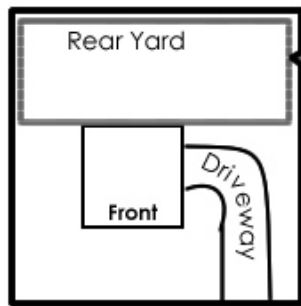


2.



# Perimeter Fence Examples

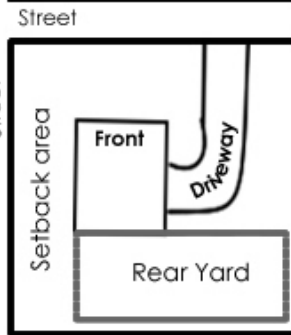
## 1. Interior Lots



Fence must not be further than 6" from the property line.

## 2.

## Corner Lots



### Fence Layout Intro

The proposed location of the fence is important. We hope these illustrations will assist homeowners in understanding how placement of their fence will compliment the neighborhood and not detract from streetscape or natural areas. No part of the fence may straddle the property line or protrude over the property line. Placement of fences that the fence is visible from the street warrants additional scrutiny for appropriateness. Hights designs of fences play an important role.



Corner Lots- Fence may not be constructed within the building sideyard setbacks adjacent to the road.

The Fences on corner properties must not be closer to the street than the side or rear of the house.