

# **Chelsea Oaks HOA**

## **Architectural Standards for Fences**

The goal of the Architectural Review Committee (ARC) is to establish and maintain standards and consistency in our neighborhood fencing so it is aesthetically appealing, considerate of our neighbors and workable for lawn care. Obviously, we cannot do anything about existing fencing prior to these guidelines but for future fences, we need specific guidelines to maintain the uniformity and workability of any future fences. It is the responsibility of the ARC to establish and enforce these guidelines. The goal is to maintain standards that ultimately will be considerate of neighbors and hopefully help maintain property values.

Lot sizes, elevation, drainage, blockage of neighboring units for ingress and egress, or obstruction of lawn service passage are all issues that differ from lot to lot and which the ARC will have to consider and could prevent approving the installation of a fence on some lots.

### **Fence Architectural Change request must include the following items:**

1. Review and understand all items listed in the Fence Guidelines section of this document and complete Architectural Change Form.
2. Quote from fence contractor. Quote must include color and dimension of fence.
3. Diagram showing placement of fence on the owner's property, including proximity to neighboring properties and existing fences. The contractor must provide the diagram.
4. Inspection and quote from HOA's irrigation maintenance company that it has performed inspection and provided recommendation/estimate to the owner and ARC/HOA Board (See item #3 on page 2 regarding the process).

### **Fence Guidelines**

The following are the guidelines for future fences.

1. The Architectural Review Committee (ARC) must approve all fence installation or modification. No fence installation can begin without receiving the approval of the ARC.
2. All fences must be installed by a licensed/insured contractor who complies with specific building codes and standards.
3. The Architectural Change request cannot review for approval until the HOA's irrigation maintenance company has performed inspection and provided recommendation/quote to the owner and ARC. The HOA Board/ARC will coordinate the inspection with the irrigation maintenance company and owner.
4. The application is not considered completed, ready for review, until all documents have been received. The process will be:
  - a) Owner submits the request for initial review, items 1, 2 and 3 listed on page #1
  - b) The ARC/HOA Board will then submit a workorder request to the irrigation company to perform the inspection and provide a quote
  - c) After the quote has been received, the ARC will then meet to review and vote on the request

### **Fence Guidelines, continued**

5. The Owner must include in their submission property lines and identify any obstructions such as an electrical box or water box to ARC with their submission.
6. Fence cannot block egress from behind and/or side of the homeowner's building.
7. Fence cannot prevent egress from all homeowners in adjunct units and buildings.
8. All fences must have 4 feet between their fence and the property line of any neighbors.
9. Only 6 feet high White Vinyl Privacy Fence Panels consistent with existing panel fences can be used. No other material will be approved.
10. Fence cannot exceed 16 feet in length from the setback of the building.
11. Fences must be uniform throughout the Chelsea Oaks Community.
12. The height and depth of the fence must coincide with the neighbor's fence.
13. Fence must not obstruct water drainage. It is the responsibility of the owner to correct this at their own expense.
14. Any damage caused during fence installation will be the responsibility of the owner to pay the cost of said repairs by our HOA irrigation company, cable and electrical company. (e.g. sprinkler pipes, irrigation controls, cable lines, electric lines, etc.)
15. The owner is responsible for any cost to move existing irrigation and our existing HOA lawn and irrigation company must perform all irrigation work.
16. Fence height shall not exceed six feet not including the opening on the bottom for water drainage. Said opening should be consistent with existing fence barrier installed by the builder.
17. All fences must have a gate at least four feet wide and 6 feet high of the same white vinyl material facing an unencumbered area for ingress and egress, and so the lawn company can maintain the lawn.
18. End units, fence cannot extend past the side setback of the building.
19. All fences must follow zoning regulations and easements. If required, the owner is responsible for land survey.

### **Lawn Company Maintenance of Enclosed Area**

- If the gate of the fence is locked, the lawncare company will not perform lawncare and report the matter to the association. It is incumbent upon the owner to make sure ingress is available on lawncare days.
- If there is no buffer between the grass and the fence, the area will not be trimmed due to possible damage to the fence.
- The owner can opt to do their own lawn/landscaping maintenance within the enclosed area, which must meet the standards of the community. If the owner is opting out, the owner must note their decision on the Architectural Change Request application. In addition, the gate of your fence will be marked (sign, label, etc.) by the HOA/lawncare maintenance company indicating your area will not be maintained.

### **Fence Maintenance**

- The maintenance of fences (both sides) is the responsibility of the owner. Deteriorated or damaged fences must be replaced by the owner with the exact same material and dimensions as approved by the ARC and in a reasonable amount of time.
- Fence (both sides) must be kept properly cleaned by the owner of dirt, mildew, and mold.