



Fence – Gate - Hedge Policy and Guidelines

All fences and gates must be submitted to the Dockside Cove Architectural Review Committee (ARC) for approval.

Please ensure you submit your design and style for approval before committing any resources to a project.

Any fence or gate that receives a stain, paint, or other type finish to change the natural color must be periodically maintained. The ARC or Board will determine if a fence needs to be refinished to maintain an acceptable outward appearance.

It is expected that Property Owners will keep their fences, gates and associated hedges in good condition; however, the ARC or Board will periodically assess fences and gates, and notify the Property Owner if repairs or other maintenance is needed for a fence or gate.

Violations of these guidelines include a daily fine of \$25 per day after 30 calendar days of receiving a notification that maintenance is necessary. The ARC and Board reserve the right to handle each situation individually.

All fences built prior to the date of this document are grandfathered.

Driveway Gates

All requests for Driveway Gate approvals must include a site plan layout as well as appropriate pictures/drawings of the proposed gate, columns, colors, landscaping plants, and a materials list.

Driveway Gates will be considered and approved on an individual basis by the ARC.

Gates and fences must have a setback of at least 20 feet from the back edge of the curb.

Gates should open inward toward the home. If the lot terrain presents difficulties from an inward open, then the outward opening gate must be set back (the setback must be sufficient that the open gate does not impede the sidewalk when open) so that the gates meet the minimum setback when open. The maximum height for a gate and fence is 5 feet. The fence and gate panels should generally be the same height with consideration for the style of the panels and posts to factor into the ARC's decision. Gates shall have a minimum of 50% visually open appearance.

Keypads must have a minimum setback of at least 12 feet from the back edge of the curb. We encourage the use of remote openers.

Stone and/or brick columns will be considered on both sides of the driveway depending on the style of gate and style of the house. Columns are limited to 7 feet in height. If lights are desired on top of the columns, they shall have a frosted, bubble glass, or other type of globe to limit light spread and have a maximum of a 60W equivalent. Gas lights are permitted on the columns.



Gates shall be opened by a motor. Manually operated gates are not allowed.

Gate design should enhance the curb appeal of the lot and to that end must have fencing and other appropriate landscaping along the front side of the fence and next to the posts towards a natural termination point along the front property line.

Fencing with a driveway gate that surrounds the entire house shall be considered up to a maximum height of 5 feet. Shrubs or other similar landscaping plants must be submitted to the ARC for the front of the fence.

Homes with driveway gates must connect to a fence.

Privacy style fencing may not be utilized along the front of the house or property.

Hedges:

A hedge may be utilized as a stand-alone option between lots without any fencing, but hedges without a fence are not permitted in front of a home. Hedges between lots should be kept trimmed and maintained to a height not to exceed 8 feet in height. Hedges along a fence in front of a home should be trimmed and maintained to conform to the 5-foot fence height requirements. Privacy trees are not considered to be “hedges”.

Arborvitae trees/shrubs are not permitted toward the front of a home or outside of a fence due to the decimation by deer in the neighborhood. Planted vegetation should be chosen with deer resistance in mind.

Fences:

Fences shall begin at a natural corner on the rear or side of a home. Consideration will be made for a fence that encloses equipment such as utilities, HVAC, and pool equipment.

Fences are not allowed across the front of a property unless they are part of an approved Driveway Gate.

Three types of fences are approved for the community. Each of the approved types have several allowed styles and this document provides pictures, descriptions, and additional information to provide clarity. Please contact the ARC for additional assistance. All fences must be properly maintained, including color and replacing damaged and/or warped boards.

1. Horse/Ranch Style
2. High-end Privacy (see attached options)
3. Metal Fence

Double fences between two properties, or fence sections that are running parallel or close to parallel, are not allowed. This is intended to prevent situations such as an existing horse fence being sandwiched against a new



high-end privacy or metal fence, or an existing metal fence being sandwiched against a new privacy or horse fence, etc.

If an existing fence is in place on a property and the adjoining property owner wishes to install a fence on their property, the new fence must either have at least a 10' separation between the two fences or somehow adjoin with the existing property fence.

Property owners planning to install a pool must take the fence issue into consideration when planning the layout of their pool protective fence.

Fences on a lot must be of the same type of fence. Multiple style fences are not allowed on a lot.

Horse/Ranch Style Fence:

Fence heights allowed shall be between four (4) and five (5) feet high.

Permitted styles are three board, four board, or crossbuck style. Heights over four (4) feet must be 4-board or crossbuck. Posts must be pressure treated and securely set in the ground. Vinyl is not allowed.

Any wire backing must be 2" x 4" black vinyl coated or similar weather resistant coated welded wire. Non-Coated Galvanized or similar wire is not permitted. Chicken wire or anything similar is not permitted.

Fence colors should complement the property and home. Natural, earth tones and darker colors are generally acceptable. Loud or vibrant colors are not permitted.

Sample pictures are included with this document.

Privacy Fence:

Three variations of privacy fence are allowed: (see attached pictures)

- Shadow Box – Framed Shadow Box
- Framed Board on Board
- Top Capped Fence

Fences must be made of wooden material (Trex or similar type product will be considered). Vinyl or PVC is not allowed.

The height must be between 5 and 6 feet. Posts must be pressure treated or cedar unless Trex or similar material is approved and utilized and securely set in the ground. The finished side of the fence must face the community/neighborhood properties (i.e. the outside) on all spans of the fence.

For Top Capped fences, the pickets should generally be flush against each other with no more than a ¼ inch space, and the post should be on the interior side of the fence.



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Shadow Box fence designs may use a single stringer, or double stringer, attached to the posts near the top & bottom to support the vertical pickets/boards.

It is required that the pickets be level, not scalloped, arched or alternating because of the top capping requirement

Fence color should complement the property and home. Natural, earth tones and darker colors are generally acceptable. Loud or vibrant colors are not permitted.

Metal Fence:

Fences should be between 4 to 6 feet in height.

These fences are normally black in color with about 4 inches or less between pickets. Double pickets or puppy pickets may be elected, which narrows the space between pickets to around 2 inches. Fences of the 3-rail type (one rail near the bottom and two rails near the top) are permitted.

The design may have a flat top rail style or a spear picket top style- Gates for these type fences come in several designs and should fit the overall style of the house and fence.



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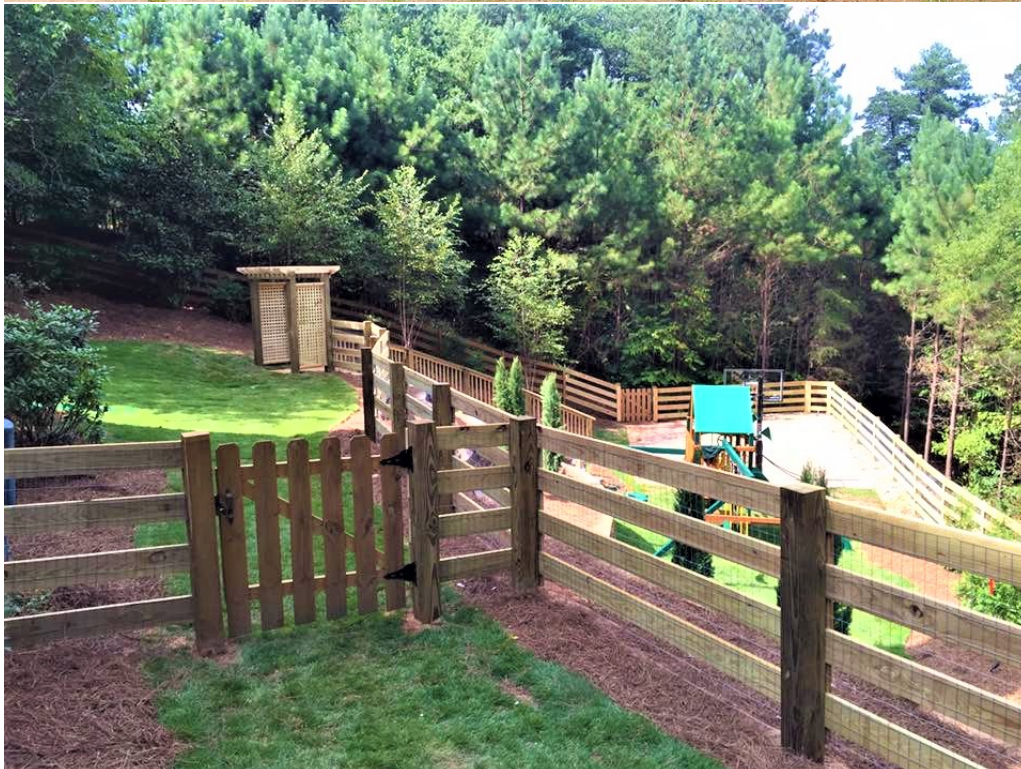


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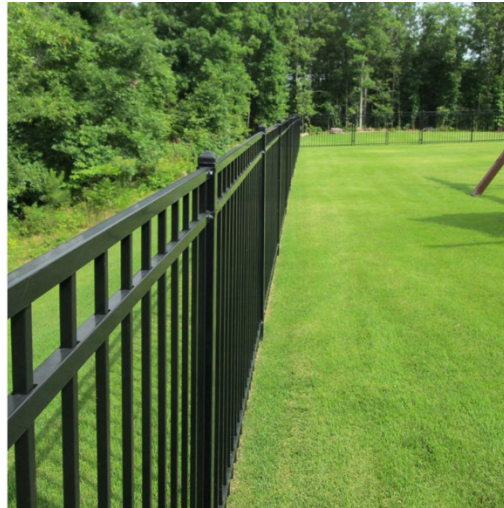


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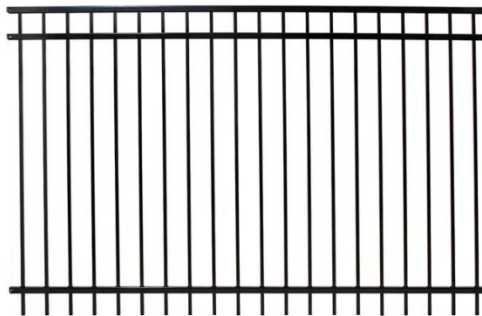


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Straight Top

Arched Top

Gate Examples



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