

## Atascocita C.I.A. Policy for Fences

*This Policy was officially first adopted by the Association in April of 1989, establishing requirements for Architectural Control Committee approval of fences in the communities.*

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 A.C.I.A. has adopted the following policy:

I. 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 building 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 unless otherwise approved in writing by the A.C.C.

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

A. This fence policy is intended to meet two objectives:

- 1) permit the homeowner to enclose swimming pools, protect pets and children, and provide for privacy from the street, and
- 2) 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 parallel to and extending from the lot lines adjoining the golf course are permitted, subject to the following:

- 1) 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 ornamental metal.
- 2) The portion of any fence extending from the golf course toward a building line must be constructed of 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 ornamental metal.

Exceptions may be granted by the Architectural Control Committee if either of the rules above would extend the ornamental metal portion of the fence forward beyond the rear

building line of (i) the homeowner's 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 ornamental metal portion of fence shall not be less than four (4) feet nor greater than six (6) feet in height. Spacing between the pickets shall not be less than three (3) inches nor greater than six (6) inches.
- 4) If the portion of any fence extending from the golf course toward a building line is to be longer than the ornamental metal section defined in (b), then the forward section may be constructed of ornamental metal or of wood. If this section is of wood, it must be constructed in harmony with the ornamental metal section by graduating the pickets of either section to match the height of the other (for example, if the ornamental metal fence is 4 feet high, and the wooden "privacy" fence is 6 feet high, either the wooden pickets should be stepped down in height or the metal pickets should be stepped up to meet the other section's height). This graduation should take place evenly over a length of fence of between four (4) feet and eight (8) feet.
- 5) All other portions of fence must meet the current requirements of the ACIA policies.
- 6) Fences may be allowed to be positioned inside the lot line perimeter provided that no alley-way of less than five (5) feet in width is created by this positioning.
- 7) 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.
- 8) 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.