

Water's Edge Fencing Overview

Fencing gives each home owner a degree of privacy and a sense of style and security. Water's Edge is a developed community so there needs to be a degree of flexibility when it comes to approving fences that effect individual properties, their immediate neighbors, and the overall look of the community. The standards provided below are designed to achieve those goals:

Prior to Building a Fence

- An application to the ARB must be made and Written Approval received **prior to** construction. Application must include:
 1. A description of the style of fencing to be installed along with a photo of the style.
 2. A plot plan indicating:
 - a. Lot lines and the home's footprint.
 - b. An indication of where fencing and gates will be installed.
 - c. A clear line marking the Pond Bank, if applicable.
- Fines will result for any construction that is commenced prior to receiving approval and for construction that doesn't match the approved plan.
- ARB approval will come in writing by way of email or letter from AMCS.
- **The ARB will place a strong emphasis on upholding a consistent and aesthetically pleasing community standard for fencing. Accordingly, how the applicant's proposal relates to fencing around adjacent homes will be considered, especially in regards to style, height limitations, and placement.**

General Guidelines

- See attached photo references for permissible styles.
- All Fencing must be Wood and maintain a Natural look. **No Painting or Staining allowed.**
- All Fences that are **Single Faced**, whether Picket Style or Standard Privacy must have the Good Side facing out.
- Fencing may be scalloped as long as maximum height requirements are maintained as described.
- All Fence lines coming in contact with neighboring fence lines must be tapered to the next fence line.
- All Fencing that runs along a road spanning more than 30 feet must include a plan for landscaping. See ARB (**Landscaping Section**) for additional details.
- The ARB reserves the right to follow up during and after construction to ensure all said plans and standards have been followed and stop any construction that is not in compliance.

Homes on a Pond

- Fencing along the front of the back yard may be no higher than 5 feet and should commence at least 4 feet back from front corner of the house.
- Fencing along the pond bank side of the yard may be no higher than 4 feet and must maintain a 10 foot setback from the pond as stated in our Covenants.
- Fencing that runs down the side property lines may be no higher than 5 feet, with the following expectations:
 1. The last 8 feet of fencing that ties into the 4 foot fence at the pond must be sloped from a maximum of 5 feet to 4 feet at the pond bank end.
 2. Should a home owner wish to NOT have a fence along the pond bank side of the yard, the same rules apply with regards to the 10 foot setback for the side fencing. Also, the last 8 feet of side fencing needs to be sloped from a maximum of 5 feet to the 4 foot height at the 10 foot setback point, to allow for future consideration of possible 4 foot fencing along the pond.

- **Style of Fencing** for homes **ON** a pond may be:
 1. **Picket Style** (example A) - either single faced or double faced. If single faced, the good side must face out.
 2. **Shadow Box Style** (example B). These fencing styles may be scalloped or not, as long as the maximum height requirements are maintained.

Homes not on a Pond

- Fencing along the front of the back yard may be no higher than 6 feet and should commence at least 4 feet back from the front corner of the house.
- Fencing that runs down the side property lines may be no higher than 6 feet.
- Style of Fencing for homes **NOT ON** a pond lot may be:
 1. **Picket Style** (example A) - either single faced or double faced. If single faced, the good side must face out.
 2. **Shadow Box Style** (example B)
 3. **Double-Sided Smooth Privacy Style** (example C)
 4. **Standard Privacy** (example D) - the good side must face out.

Maintenance - Replacement

- All Fencing that faces the Public portion of our neighborhood must be kept up in good condition.
 - Replace any broken pickets.
 - Any sections of fencing that are leaning must be straightened or replaced. No support boards may be used.
- Any current fencing that needs replaced must follow the current standards as noted above.
 - Replacement is defined as 50% or more of any side of a fence.
 - If Repairing a fence area greater than 25% of any one side (but less than 50% of that side), an ARB application is required for ARB oversight.
 - Replacement Fencing greater than 25% of any one side, must submit a request to the ARB for review following the above guidelines as noted for either Homes on a Pond or Homes not on a Pond.
 - The ARB will only review two fence requests per calendar year, per home owner.

EXAMPLE (A) – Picket Style (Good Side Must Face Out)



EXAMPLE (B) – Shadowbox Style



EXAMPLE (C) – Privacy Style Double Sided



EXAMPLE (D) – Standard Privacy (Good Side Must Face Out)

