

High Vista Homeowners Association

Policy

NO. 1001

Subject:

FENCE POLICY:

Background:

On January 21, 2010 a meeting of the High Vista Homeowner's Association was held. At that meeting a motion was made and passed to adopt the following fencing policy which is also included in the Architectural and Construction Guidelines.

Fencing:

All fencing must comply with this fencing policy and receive prior written approval from the Housing Committee before the start of construction.

General Considerations,

1. Because of the wide variety of design possibilities and the complexity of fencing issues to be considered, the Housing Committee's approval will be made on a case by case basis.
2. The Committee's decision will be made keeping in mind the requirements of the Covenants and the Architectural/Construction Guidelines to protect the best interest of the community as well as trying to accommodate the needs of the applicant.
3. Because fencing could detract from the open character of the High Vista community and may have both a visual and physical impact on the applicant's property as well as adjoining properties, careful considerations must be given to design, materials, location and construction.
4. The only acceptable reason for fencing in High Vista is to restrict movement of children or pets to or from a property. Privacy is not an acceptable reason for fencing as this can be accomplished with shrubbery and other landscaping.

Specific Details:

1. Invisible fencing for pet control is the least objectionable and is permitted anywhere on the property.
2. All other fencing shall be located on or within the said property in back yards only and not extend forward of the rear corners of the house. (Note: The Committee may allow an exception to this for lateral access to the house to be decided at the design review.)
3. The preferred maximum height of fencing is 48" from ground level to top of fence. Under unusual circumstances this height may be increased to 60" only if the Committee feels it is justified.
4. Only open or semi-open types shall be allowed. Those which will appear as a solid wall are not allowed.

5. All wire or chain-link fencing, whether as a stand-alone or as a component of the whole design shall be colored to blend into the background. These shall be shielded or screened from view from adjoining properties by plants, shrubbery or other natural materials
6. All designs and materials must pay particular attention to location, appearance, maintainability and compatibility with existing home and adjoining properties.
7. It is the resident's responsibility to contact the NC One Call Center (dial 811) and any other private utility company for location of underground services prior to digging.

Applications Should Include:

1. Explanation of reason for fencing.
2. Drawing of design with dimensions including a description and color of materials.
3. Property survey or scaled drawing showing location of the house, property lines, easements and the proposed location of the fence and any gates.
4. Photos of an existing similar fence if possible.

Unacceptable:

1. Unscreened or uncolorcoated wire or chain link fencing.
2. Exposed concrete block even if painted.
3. Fencing for privacy only of man-made materials
4. Fencing with a solid wall appearance

Approval:

1. The Housing Committee may exercise its sole discretion in approval or disapproval of any design which it feels does not comply with this policy.
2. Approval must be by a majority of the Housing Committee but not by less than four votes.

Therefore, it shall be the POLICY that the High Vista Homeowners Association Board of Directors shall follow the above referenced fence policy.

Passed by the HVHOA Board on January 21, 2010.

HIGH VISTA HOMEOWNERS ASSOCIATION, INC.

BY: _____
PRESIDENT

DATE: _____

BY: _____
SECRETARY

DATE: _____