

Bradford Hills HOA
Fence Policy

AUTHORITY: CCRs - Art V - Architectural Control

HOA pre-approval of plans and specs (showing nature, kind, shape, height, materials, location, etc.) required BEFORE start of project

"... as to harmony of external design and location in relation to surrounding structures and topography." Fences are specifically listed as an improvement requiring HOA approval.

CAUTION TO HOMEOWNER:

HOA approval does not relieve the homeowner of any required governmental permits, compliance with codes, Metro ordinances, conflict with property lines, issues dealing with utility or drainage easements, etc. These responsibilities remain with the property owner.

GENERAL FENCE GUIDELINES:

- (1) Surveys (with property line staked and marked) are strongly encouraged.
- (2) Fences are allowed in back yards.
- (3) Maximum height of fence is 6 feet above the ground (average topography).
- (4) Depending upon desire to hide from view (for example: HVAC unit, etc.), and location of neighboring residence and/or fence, fences may be allowed partially up side yard.
- (5) In no case will a 6 foot fence be allowed anywhere in the front yard, nor at any point closer to the curb than any point of the front of the house. - this especially applies to corner lots
- (6) In no case will a fence of any height be allowed within 10 feet of the inside of the existing curb - this especially applies to corner lots.
- (7) No sharp projections on top of fence.
- (8) All fences must be maintained in good repair, and landowners agree to abide by reasonable requests for repairs and maintenance as may be made by the immediate neighbor(s) or HOA.

FENCE MATERIALS:

Please give consideration to immediate and long-term maintenance and use when choosing an appropriate fence material for your property. Access for installation and life-long maintenance without trespassing on non-owned property must be considered.

- (1) black vinyl coated chain link fence,
- (2) wrought iron (fiberglass or aluminum to resemble wrought iron also allowed),
- (3) white pvc,
- (4) wood - unpainted treated wood (transparent/semi-trans/solid stain) (painted not allowed)
- (5) composite wood that resembles wood
- (6) black aluminum

BACKGROUND ARTICLE:

Even if you are hiring a contractor to install your fence, the following articles may suggest items you will want to consider as you plan your project.

<http://www.familyhandyman.com/garden-structures/fences/build-a-privacy-fence/view-all>

Not just about wood: <http://www.thisoldhouse.com/toh/photos/0,,20392149,00.html>

approved: 05-13-2014