

Architectural Guidelines for Fences

Architectural guidelines for fences present special challenges in that the construction goals of the individual property owner must be balanced against the imperative of maintaining the architectural integrity of the total community. Moreover, fencing in waterfront communities further complicates the situation because architectural consistency must be maintained from both the waterway as well as traditional land views.

As a general guideline, property owners are encouraged to refrain from the use of fencing in their building plans. The board believes that a fence free community is the best way to preserve the natural beauty and architectural consistency of Heritage Shores Plantation North.

The following are guidelines for property owners who desire to place fences on their properties:

General Guidelines:

1. All fencing shall be of an “open style”. Examples of open style fencing includes the following:
 - A. Split Rail
 - B. Cross Buck
 - C. Big Rail or Ranch Fencing
2. There shall be two classes of fencing:
 - A. Livestock Fencing (including paddocks for horses as) as delineated in Article 12 of the Covenants
 - B. Non-Livestock Fencing (including retaining walls)
 - C. All fencing shall be the “open” style of fencing as described below
3. There are guidelines for fencing on waterfront lots and separate guidelines for interior lots
4. All fences shall only be constructed after the main house is completed.
5. The following fence materials are permitted:
 - A. Vinyl
 - B. Wrought Iron
 - C. Wood
 - D. Brick may be used for low garden retaining walls
6. The following fence types shall not be constructed in the subdivision:
 - A. Chain link
 - B. Stockade
 - C. Picket
 - D. Electric wire
 - E. Barbed or razor wire
6. Pet Screening- Pet screening should be placed on the inside of the fences described in #5 above. Every attempt should be made to have pet screening blend with the natural landscape to ensure that such screening is as unobtrusive as possible.



Specific Guidelines

7. Livestock Fencing

Livestock fences are those that are constructed for the purpose of keeping horses (as delineated in article 12 of the Covenants). Livestock fencing shall only be constructed on interior lots. Livestock fencing may be either vinyl or wooden split rail. If the livestock fence is vinyl it must be white. If it is wooden split rail, it must be left as the natural

color of the wood. Such wooden fencing can be covered with commercially available clear preservative coatings. The Livestock fencing shall be constructed at least 100 feet beyond the rear perimeter of a main house. All livestock fencing shall be limited to a height of 6 feet.

8. **Non-livestock Fencing**

Non-livestock fencing are all other fencing that is allowed in the sub-division. The maximum height for non-livestock fencing is 4 feet.

9. **Waterfront Lots**

Only non-livestock fences shall be constructed on waterfront lots. All fences shall be constructed at the rear perimeter of the main house. No fence shall be constructed greater than the width of the main house. Fences shall be constructed no closer than 50 feet to the water line. In the case of lots with riparian wet lands, fences shall be constructed no closer than 50 feet to such wet lands. No fence should obstruct an adjoining lots natural view of the water.

10. **Interior Lots**

Both livestock (as described above) and non-livestock fencing may be constructed on interior lots. The height restrictions for both types of fencing are described above. All non-livestock fencing shall be constructed at the rear perimeter of the house. The width of non-livestock fencing shall extent no greater than 25 feet from either side of house.

11. **Approval Process**

All plans for constructing fences must be submitted to the architectural committee for approval along with the "Building Approval Form" before beginning construction. In addition, each property owner who plans to construct a fence must complete the "Notice of Intent to Build a Fence" form. The property owner must notify the owners of each lot that adjoins the property of such intent. The owner must describe his plans including pictures or drawings and provide each adjoining lot owner with the "Notice of Intent to Build a Fence" form. Adjoining lot owners should sign the form and complete the section for adjoining lot owners. The entire package should be submitted to the architectural committee for review. Final approval for fencing will be made by the Architectural Committee.

These guidelines do not apply to trellis work, lattices or other semi-permanent or temporary structures used to hide outdoor furnace units or to support garden vegetation. However, lot owners should consider appearance when using such devices.