

WOODFIELD COMMUNITY ASSOCIATION, INC.

FENCE GUIDELINES

1. The fence must be installed in a professional manner¹ and be maintained in a "like-new" condition².
2. No fences shall be constructed on any lot that:
 - a. Borders or is near a water collection basin.
 - b. Obstructs a view of a water collection basin.
 - c. Can be seen from a water collection basin.
 - d. On or across any drainage easement.
3. Fences shall be constructed of vinyl coated chain-link material or wrought-iron material (colored black, including posts). No wooden or solid plastic fences are acceptable.
4. Fences shall be no more than four (4) feet high.
5. Fences must be placed at least (3) feet inside the property line with fence post placed on the inside of the fence.
6. Fences shall have a minimum set back of eight (8) feet with a start point at the front of the house.
7. Yard access is limited to a single gate. This gate shall not exceed forty-eight (48) inches wide.
8. A landscape viburnum hedge shall be planted on the outside of the fence when visible from the street or another residence. Planting shall be placed at least eighteen (18) inches inside the property line and within twenty-four (24) inches in height at the time of the planting. The individual bushes shall be no more than thirty (30) inches apart at the time of the planting.
9. The landscaped hedge shall be allowed to grow, maintained and trimmed within the property line at a minimum of four (4) feet and a maximum of seven (7) feet. The area outside the fence must be maintained to the property line.

¹ An installation equivalent to that which a licensed contractor would install if called upon to do so.

² Having the appearance of new. Subject must not show signs of excessive wear or deterioration. Maintenance may be required in restoring or keeping of the original aesthetic condition.

Fence Guidelines continued...

10. The applicant is responsible for all applicable government permit requirements and to all applicable governmental laws, statues and ordinances.
11. All fence applications must include the following:
 - a. Lot drawing showing exact placement of the fence and landscaping.
 - b. Description or a picture of the fence style and the type, measurements, material, etc.
 - c. A copy of the lot survey.

The committee's approval of any fence may be conditioned upon (without limitation) the installation and continued maintenance of hedges on the outside of such fence, and continuing maintenance provisions as to the fence and landscaping in addition to those set out above. Nothing stated in these guidelines shall be interpreted to mean that the DRC is required or obligated to approve a fence for installation on any lot, or that because a fence has been approved for a specific lot, that a similar fence will be approved for installation on any other lot. Should fences or the associated landscaping not be maintained as stated herein, or as required by a committee approval, the Association may require the owner of the fence to remove it upon 30 days written notice to do so.

Note: The DRC has the right to deny or reject any fence application if it deems that it would not be aesthetically pleasing or in harmony with the rest of the community, even if the situation is not specifically addressed in these guidelines.

Approved: 05/31/02

Revised: 01/01/04
03/15/05
11/15/10
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