

WENDELL FALLS FENCING REFERENCE GUIDE FOR HOMEOWNERS AND BUILDERS

Whenever possible, alternatives to hard fencing are recommended (i.e., landscaping and plants or "invisible" electronic fencing). It is also recommended that fencing be softened through the use of landscaping, where possible.

Fence submittal package is to include:

- DRC Submittal Checklist (Alterations and Additions)
- Copy of site plan with fence layout and fence height included on site plan
- Fence description: material/style/height/color

Approved fencing materials (all fences must have finished fence post tops or caps):

- Wood (painted, stained, or sealed)
- Aluminum (painted or powder-coated gloss or semi-gloss black)
- Vinyl fencing will be reviewed and approved on a case-by-case basis
- Alternate materials and colors will be reviewed on a case-by-case basis

Gates

- Gate hardware should be substantial, rust resistant, and have a black, brass, or bronze metal finish
- Gates must swing into the property
- Double gates are allowed

Fence installation Guidelines

- **If adjacent lot has NO FENCE**
 1. The DRC recommends fences be located a maximum 6" from property line in all situations where the lot abuts another lot. Homeowner must allow adjacent neighbor to tie-in when fences installed within 6" of property line.
- **If adjacent lot HAS AN EXISTING FENCE**
 1. In cases where an adjacent lot has an existing fence, the homeowner/builder **MUST**
 - a) **Tie-into existing fence** when existing fence is located within 6" from property line
 - OR**
 - b) **Setback their proposed fence a minimum 36" from adjacent lot's existing fence** when existing fence is located more than 6" from property line.

IMPORTANT – When two adjacent neighbors plan to install fences at similar times, fence locations will be based upon which neighbor installs their fence first...not which neighbor first received DRC approval.

- **All fences must be located a minimum 10' from front of home (note: front porches DO NOT count as part of the home)**
- **Along alley** – Fence to be located a minimum 4' from alley
- **Corner lots**
 1. DRC recommends maximum height of 4'
 2. Privacy fence (6' max. height allowable on a case by case basis – fence must be 5' wood with 1' wood lattice top)
- **Front yard Fencing** - is allowed on a case by case basis as approved by the DRC.
- **IMPORTANT** – The DRC does allow fences to be located in easements, but it is the homeowner's/builder's responsibility to locate all utilities prior to installation and the homeowner/builder must also submit a signed "easement encroachment letter" (which can be obtained at HOA office) with their submittal package, acknowledging they will be responsible for any drainage issues arising from construction of fence and/or replacement of fence should utility/HOA require access to the easement.