



## **Fence Policy & Guidelines**

Before any fence is installed, it must be approved by the Association's Architectural Review Committee (ARC). The ARC is tasked with ensuring exterior improvements conform to the Association's rules and regulations either outlined in the Covenants, Conditions, and Restrictions (CCRs), approved Rules and Regulations, or in Architectural Guidelines.

The original developer of **Somerset Downs** established certain criteria for the governance of **Somerset Downs**, including the right to develop rules and regulations as it pertains to exterior modifications.

The Board of Directors has established this policy as a standard policy for fences in **Somerset Downs**.

All fences must be approved by the ARC through an application process.

### **Your application packet must include the following:**

- A completed application.
- A diagram/drawing showing proposed location & dimensions of fence/gates in proximity to your home and property lines
- A sample photo showing proposed fence style
- A quote from your contractor

### **Guidelines:**

- Fences must be 4' tall and composed of black aluminum.
- Fences must have a smooth-top.
- Fence must attach to the rear corners of the house.
- Fences must be installed on the property lines and attach to any neighboring fences as to prevent any spaces and/or un-mowed areas between fences, unless the ARC determines that attaching the fence would impede drainage.
- No fence shall be installed in any way to disturb or impede drainage of the lot or subdivision.
- For maintenance purposes, fences must have a 5' rear gate if any of the following applies to your lot:
  - Lot backs up to common area
  - Fence is constructed within a P.U.D.E. (Public Utility & Drainage Easement)
  - Fence is placed on the property lines
  - Determination of lot lines and placement of fence is the sole responsibility of the homeowner.
  - Any fences constructed within a P.U.D.E. (Public Utility & Drainage Easement) are subject to removal if utility work is necessary (at homeowner's expense).
- All fences must meet all code requirements for Sumner County



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- It is the responsibility of the homeowner to obtain any required permits.
- All fences and gates must be maintained in good condition.

### Fence Style:

#### **Black Aluminum Fence**



#### **Brick or Stone Column with Black Aluminum Fence**





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### Example Fence Drawing:

- Fence (red) is properly drawn on property lines
- Proposed gate locations are marked
- Measurements of all sides of fence are shown

