

## **Whitehall Property Owners Association Architectural Review Committee Standards for Fences**

Whitehall Architectural Review Committee Guidelines stipulates that fences for property owners must be no more than 6 feet in height, and left natural or painted to coordinate with the home. All colors and stains must be submitted for approval. Any prefab panels must be approved, as site-built fences are typically required, especially for privacy fences which have proven to be below standards when prefab panels are used. Fences must be set back 6 inches from the property line, and in general, should extend from the rear corners of the house.

The current Covenants allow fences to be moved forward from the rear corner, and some alternate materials, in certain circumstances, the determination of which is up to the discretion of the board. In general, it is permissible for a fence to be brought forward even with the rear corner of the adjoining house to allow for straight fence lines. In the absence of such an adjacent corner, rear corners are required. Your fence must not obstruct a neighbor's view of any marsh, stream, or body of water.

The fence must be constructed with the "good side" out, unless exception is made due to neighboring fences. In cases where adjacent homeowners are constructing a fence, it will be up to the homeowners to jointly submit a plan to the ARC. Two fences along one property line should be avoided. Be advised, if two adjacent fences are constructed along a single property line, they must be separated by at least 5 feet to allow for passage and maintenance.

The building of any fence that is started without prior approval of the ARC will be subject to fines, and the homeowner will bear responsibility of moving the structure if it is not within the guidelines set forth by the ARC. The ARC has forty- five (45) days to review and respond to all applications, and as we do not wish to delay your construction, applications must be submitted in their entirety or they will not be considered. We try and get all applications approved and returned ASAP. If you need additional information or have questions, please contact Jim Tuten, Chairman, or any other ARC Board member.

Please complete the following form and submit to the ARC with a plat plan of your property that includes your home, your property boundaries marked by a solid line, and the proposed placement of your fence marked by a dotted line or "X's". Please include all

gates. If there are obstructions or easements within your property, please mark these as well. If you have a survey of your property available, a copy would be appreciated. As part of our Good Neighbor Policy, this form must be reviewed and signed by your neighbors on either side. Revised 1/23/05

**Request for Fence**

Name of Property Owner \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Style of Fence \_\_\_\_\_

Materials \_\_\_\_\_

Height of Fence \_\_\_\_\_ Type of Fence (picket, privacy, other) \_\_\_\_\_

Color if not Natural Wood \_\_\_\_\_

I, the undersigned, have reviewed the ARC guidelines and have notified my neighbor's of my plans to construct a fence. I understand that no work may be started without final approval from the Whitehall ARC and that any changes from the authorized placement and configuration could lead to fines, fence removal, or other legal action.

Signed: \_\_\_\_\_

We, the undersigned, have no objections to the requested fence.

**Signatures**

Neighbor: \_\_\_\_\_ Lot \_\_\_\_\_

Neighbor: \_\_\_\_\_ Lot \_\_\_\_\_

Neighbor: \_\_\_\_\_ Lot \_\_\_\_\_

Neighbor: \_\_\_\_\_ Lot \_\_\_\_\_

Neighbor: \_\_\_\_\_ Lot \_\_\_\_\_