

## **Hayden Pointe ARC Fence Approval Guidelines**

All phases

### **Type of Fence**

White Vinyl fence  
Shadow box fence

No stockade style wood fences. All pickets shall be vertical.

All fences to be 6' along front and sides. (except noted below)

Fences with pond along the rear must be tapered down 8' from back property line alongside fence to 4' and rear fence should be 4'. Rear fence can be picket in lieu of solid and can have a maximum of a 6' single swing gate.

Fences must have one 6' (max) single swing gate on the front of the home. Corner Lots are allowed to have a 6' (max) side yard gate but no double gates.

All fence installs will require a surveyor to flag all property corners and easements prior to a fence install. No fence shall be installed until pictures or onsite inspection of corners and easements marked by a surveyor and a copy of the invoice from a licensed Georgia surveyor have been received.

### **Location**

All fences are to be installed on the side and rear property lines

- Exception for rear and side when a portion of the lot is in a wetland or fence can't reasonably be installed to the property line due to other reasons.

Front of the fence should be set 55' from the front property line. This allows for uniformity in front fence profile and a consistent street scape.

Exception:

- If the fence falls on a window or other obstruction (AC unit, Etc.). Propane Gas tanks are not an obstruction and will need to be moved. In these applications the fence can be moved back to clear the obstruction only. Adjacent home's fence should be set in line with this exception when they install to keep a consistent street scape.
- Side yard fences on a corner lot shall not exceed the building setback line. As to not obstruct the view of the street. This is 7.5' off the property line.

### **Disclosure**

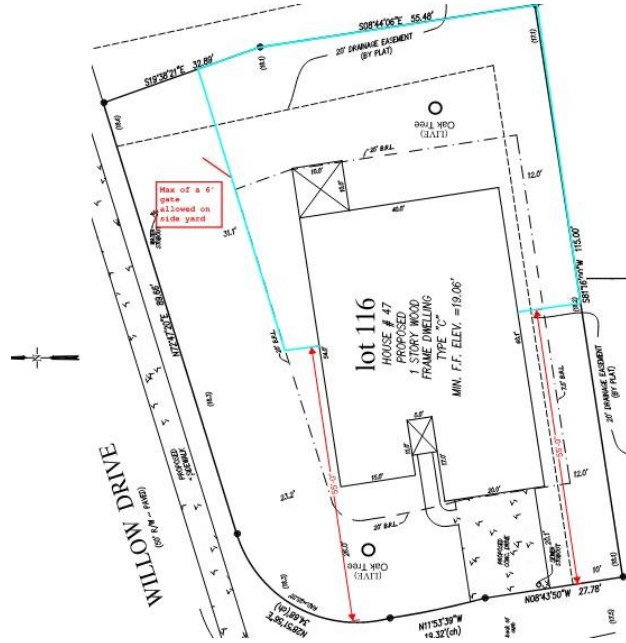
All fences installed on an easement of any kind will bear the sole responsibility and cost of removal and reinstalling of fence should access be required. Notice shall be given at least 15 days prior to needing access for work but in an emergency no notice is required.

Any fence placed in a utility easement will require a homeowner signoff form to accepting responsibility of removing fence at homeowner cost. If they elect to not install in the easement, they shall place fence on the rear and/or side easement lines. On the side yard easements, they are required to have fence

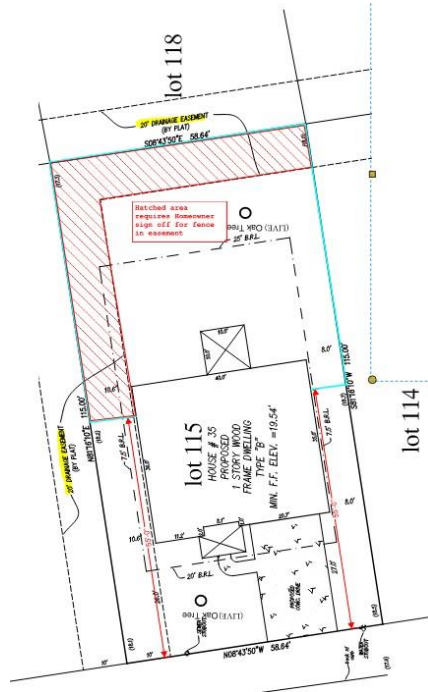
panel facing the roadway to cover the easement area. An optional 6' (max) gate can be installed on the side or rear fence to access the easement area.

**Exhibits**

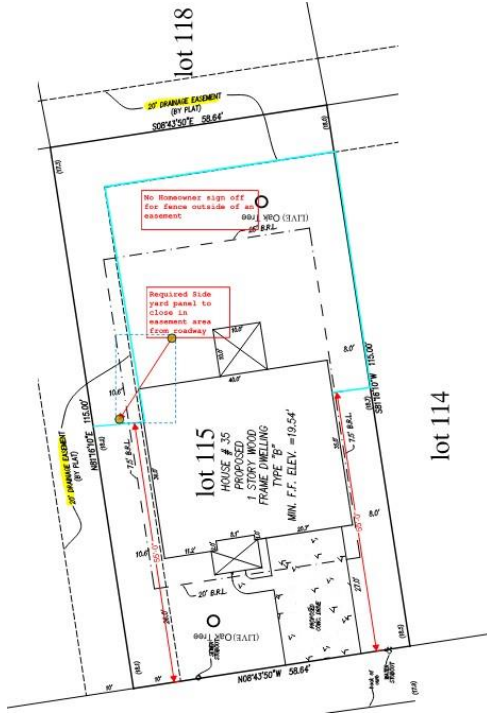
Lot with side yard



Lot with Fence in Easement



Lot with fence not in easement



Standard Lot Fence

