

High Knob Owner's Association
Fence Policy
Adopted August 12, 2006

Fences

Anyone wishing to erect a fence on his or her property must submit a request to the Covenants Committee for architectural review. The property owner must submit the following information with all requests:

- A sketch on a plat of the property identifying the proposed location of the fence.
- The proposed material of the fence must be of natural wood materials unless otherwise approved by the HKOAI Board.
- The type of fence with picture or drawing (board on board, split rail, etc.).

Fencing has multiple purposes including security, defining property lines, creating architectural space as well as enhancing the landscape. Fencing should be specific in its purpose and should enhance the property as well as have limited impact on adjoining neighbors and property.

Wire may be permitted on the inside of the fence.

Fences shall not be placed where they can obstruct sight distances along High Knob roads.

Solid fencing is permitted in side and rear yards only and cannot exceed 6 feet in height. The side fence cannot be located more than 1/3 the distance from the back corner of the house toward the front of the property as defined below. Individual exemptions for temporarily garden fencing will be considered and may be allowed by the Architectural Review Committee.

Fences in the front yard cannot exceed 4 feet in height and must comply with all of the other stipulations in the policy. The front yard is defined as the portion of the property facing the roadway.

Posts are to be placed on the inside of the fence. Panels or the decorative side of the fencing must be placed on the outside of all posts, supports, and/or bracing.

Landscaping may be required to soften the impact of fencing.

Fences must be level and step with the slope of the lot unless the Architectural Review Committee specifically approves deviations.

You must have a copy of the Architectural Review Form duly signed by the Chairman of the Architectural Review Committee or an HKOAI Board member prior to commencing the construction of the fence.

Any proposed revisions or changes to the design or location of the fence must be resubmitted to the Architectural Review Committee for approval prior to the installation of the fence.