



### **Fence Guidelines and Application**

The specifications listed below are intended as a description of the types of fencing and construction practices that are permitted by the Hearthstone Lakes Property Owners Association.

In accord with the Declaration of Covenants, Conditions and Restrictions Section 6.25, each fence must be approved by the Hearthstone Lakes Board of Directors prior to commencement of construction. Compliance with these guidelines does not grant and or guarantee approval.

Please allow at least two weeks for review and determination of the application.

#### **I. Height**

- a. No fence can exceed a maximum height of 6 feet.
- b. Pool fencing height and width of fence gaps must meet all local codes and standards. Proximity to structures and vegetation that could be used to scale the fence should be observed.

#### **II. Approved materials of fencing**

- a. Wood – Painted / Stained / Sealed
  - i. White / Browns / Tans
- b. Vinyl
  - i. White / Browns / Tans
- c. Wrought Iron, Powder Coated Aluminum
  - i. White / Black
- d. Chain linked, wire mesh or wire fencing is not permitted.
- e. Other materials may be approved based on an individual basis.

#### **III. Construction and Installation**

- a. Fence must be of uniform height and appearance.
- b. All support posts must face the interior of the fence.
- c. All gate styles must match the fence and the location must be approved by the Association.
- d. Fence must be installed in compliance with any and all Jasper County regulations.
- e. Fence construction must occur within a 90 day period after approval with installation lasting no longer than 21 days from start to finish.
- f. The height, composition and location of fences should be compatible with fences on surrounding lots where possible.
- g. Landscaping of the fence is permitted but not required.
- h. Fences may not extend onto common areas.

- IV. **Invisible fences** (pet fencing) must maintain a distance of 10 feet from all property lines and a minimum of 5 feet from the sidewalks as to not accost other residents.

**V. Maintenance**

- a. The fence and landscaping shall be maintained in good order by the property owner. The fence will apply to the maintenance standards of CCRs Section 6.17 and any non-compliance shall be amended promptly.
- b. Partial replacement and repair of any fence must be made with matching materials and finish.

**VI. All applications must include:**

- a. Site plan of the location of the proposed fence.
- b. Sample image of the exact style of the proposed fence.
- c. Following an approval and prior to installation

Permitted Fencing

