

Serenade Architectural Review Committee

Appendix B: General Fencing Guidelines

The Serenade Fencing Guidelines were established to help guide the homeowner through the process of choosing fencing for their yard.

A Form must be submitted to the ARC for approval of any fencing. A request for fencing must include the following information:

- Picture or drawing of fence type listing all materials being used;
- Dimensions including height, span between posts, post size, and crossbeam size;
- A site plan denoting the location of the fence together with information as to existing fences erected on adjacent properties;
- The stain or sealant that will be used, if any.
- Acknowledgement of adjacent property Owners' approval or disapproval is encouraged

The following minimum Standards have been adopted for fences in the community:

1. Fences must be made of wood, or other wood toned and natural looking synthetic materials. Any non-wood material must be approved by the ARC and the HOA Board.
2. The height of a privacy fence should be 6 feet at the posts.
3. The recommended span between posts is 8 feet. The maximum is 10 feet.
4. The maximum post size of privacy fences shall be 4 X 4 inches.
5. The tops of posts must be decorative. Others can be submitted for approval.
6. No flattop or non-decorative posts are allowed.
7. There are two basic styles for the tops of fences that are approved: Saddle and Straight.
8. No gaps between pickets are allowed unless a shadow box style is used.
9. The finished sides of privacy fences must be turned to the outside.
10. In determining whether to approve any fence application, the ARC will consider whether the proposed fence is in keeping with other fences used in Serenade.
11. It is recommended that adjoining fences be similar in material, height and top finish style.
12. All fences must be maintained.
13. Fence must attach to any existing fencing if possible. Otherwise, sufficient space between fences must be maintained to allow for mowing of grass between fences.
14. Fencing must be contained on your property, extending from the rear corners of your home.

A drawing of the accepted fence types is available upon request.

All fences shall be sealed with clear sealant, natural wood, or approved color stain. An ARC Modification Request Form must be submitted to the ARC for approval of all staining, or sealing of fences (except clear sealant), including restaining and resealing.

It is preferred that fences are enclosed. Screening privacy fences should be completed on both sides or landscaped.

On corner Lots, the Form will be evaluated on a case-by-case basis due to Lot configurations and house placement. Fence approval for corner Lots will require more landscaping and set back distance of six (6) feet or more from the adjacent sidewalk to avoid a “stockade” appearance. Other items to be considered for fences on corner Lots include: Lot size, house placement, safety issues, view from street, air conditioning units, and window placement.

Other items to be considered for all fences include:

- The ability to maintain property between fences
- Landscaping which may be needed to soften the view from the street
- The fence style should be in proportion and harmonious with the home and Lot
- There must be sufficient space between the fence and the ground in areas where water needs to pass underneath
- The fence cannot impede utility company access to electric and gas meters and must comply with any utility easement (i.e., sewer).