OPERATING POLICY

POLICY TITLE: RESIDENTIAL FENCE POLICY					
SECTION	ARCHITECTURAL CONTROL	NUMBER	7.6.1	DATE	3/17/2022

REPLACES POLICY NUMBER: 7.6	TITLE: Residential Fence Policy
DATE ADOPTED: 3/20/10	
DATE REVISED:	
CROSS REFERENCES:	DOG RUN POLICY
APPROVED: Lallia Booker	3/17/2022
GENERAL MANAGER	DATE
	3/17/2022
SVRA CHAIRPERSON	DATE

Members owning homes on SVRA properties may obtain permits for the following back and side yard fencing:

To obtain an SVRA Fence Permit, an **Improvement Request Form** (available at the SVRA office) must be completed and returned with the following documents:

- If planning a fence or dog run:
  - Materials Description form (available at SVRA office)
  - One (1) plot plan showing all utility easements, setbacks, dimensions, etc.
  - A fee of $75 ($50 refunded upon approved completion of construction)

A written description including all dimensions, materials and a drawing of the property showing the placement of the proposed fence, a request form and $75.00 permit fee must be submitted to the SVRA for any of the three types of fences listed in this policy. Once the Architectural Committee determines that the written description matches the requirements in this policy and approves the application, a permit for construction will be issued by the SVRA office.

The member will have six months from the date of approval to complete the construction. Rejected applications and or variance requests may be appealed to the Board of Directors in writing. Upon completion of the construction and satisfactory inspection that the fence matches the approved plan by the Association or a successful appeal to the Board of Directors, $50.00 of the permit fee will be refunded to the member.

Type A- Limited area privacy fencing

This type of fencing would be for the privacy of each home owner in their own yard. Side fencing could be used for the storage of some small trailers or recreational type devises such as four wheeler or snow machine type vehicles, which are not visible above the top of the fence.

Limited area privacy fencing will be allowed on all plats on SVRA properties except lots bordering the golf course. A limited area privacy fence will be defined as a privacy fence up to 6 foot high from the ground of either wood or vinyl construction that attaches to the back or one side of the house. The fence can extend up to 12 ft out from the back or side of the house and extend up to the length of the house. The total area of the Limited area privacy fence will not exceed twelve hundred square feet.

Type B- Back or Side Yard Fencing

This type of fencing would be used for either decorative purposes or for child and/or pet safety. These fences are primarily for keeping children, pets or small animals safely inside or outside the property owners' yard.

Members may apply for backyard perimeter fences with the following guidelines:

- Height- 5 foot high maximum fence height allowable.
- Area- Up to 100% of the backyard with a 2 foot setback from the property line. Fencing may run on the property line only if the member has a current (within the last 10 years) surveyors report. Surveyors report would need to be attached to the fence request form.

Type C- Golf Course Lot Fencing

This type of fencing would be used either for child and/or pet safety. These fences are primarily for keeping children, pets or small animals safely inside or outside the property owners' yard.

- Height- 5 foot high maximum fence height allowable
- The fence can extend up to 12 feet out from the back or side of the house and extend up to the length of the house
- Fence may not extend more than 10 feet from the corner of the house that is situated closest to the fairway.

Material Choices (Type A & B):

I. Split Rail-decorative or lined w/ 2x4 inch non climb wire with rust inhibitor.
II. Wood post and rail with or without 2x4 inch non climb wire with rust inhibitor.
III. Vinyl post & rail.
IV. Vinyl or Wood privacy fence.

Approved Material (Type C):

I. Wood post and rail with 2x4 inch non-climb wire with rust inhibitor.

Backyard dimensions will be no greater than the distance across the back property line determined to be the back of the house (such as in the case of corner lots) and no more than twenty five percent of the portion determined to be each side of the house. The back of house of a corner lot shall be defined as the side parallel to the road as the house address indicates.

No backyard perimeter fencing will be allowed on lots that border the golf courses.

Any fence that meets these guidelines will be grandfathered. All requests to be grandfathered must be received in writing along with drawings, dimensions, and photos within 120 days of Board approval of this policy.

Side easements which are 10 to 12 feet wide and back easements which run from 10 to 30 feet are required on the Ranch for utility access and for drainage purposes. Fences built within the easement, even if a surveyor's report shows it is on the property line, will have to be taken down and replaced at the owner's expense should the SVRA, Town or a utility, need access or it creates a drainage problem. Note that a 2 foot setback from the property line may encroach upon the easement.