

Chelsea's Way Owners Association, Inc.

Rules and Regulations

Fence Policy and Guidelines

Effective: 06/10/2026

The following is intended to be a guideline for the approved location and installation of fencing in the Chelsea's Way Community. Please adhere to the following:

All fences must be approved prior to any work starting on any fence in the community that is installed by an owner or owner's contractor.

Instructions for Approval:

1. Complete and submit architectural change request "ARC" document through your online homeowner portal. Once approved or denied, you will be notified through your portal. Once notification for approval is received, you may begin construction.

Installation and Type Guideline:

1. Wood

- a. 6 feet in height only.
- b. Shadow Box Tabletop Design.
- c. Made from Red Cedar or Treated Pine. Stained in a natural wood color or black (No white stain or paint).
- d. Example of approved wood fence pictured below (this style only):



2. Black Aluminum:

- a. Minimum 4 feet in height – Maximum 5 feet in height only.
- b. Open spindle only.
- c. Example of approved black aluminum fence pictured below (this style only):



3. White Vinyl

- a. 6 feet in height only.
- b. Privacy only (pictured below).
- c. Example of approved white vinyl privacy fence pictured below (this style only):



- 4. Fences shall not extend past the property line.
- 5. Limited to three separate gates, not to exceed 5 feet in width.

6. It will be the responsibility of all owners to call Tennessee One-Call and any utilities not a part of Tennessee One-Call's system to locate utilities before digging.
7. It will be the responsibility of all owners to ensure fences are within their property lines. Surveys are the responsibility of the owner.
8. It is the responsibility of the homeowner to maintain the landscaping outside of the fence on their property.
9. All fences are to be properly maintained and kept free of mold, rot, damage, disrepair, loose slats, severe fading, discoloration, cracking, holes, etc.

Excerpts from Chelsea's Way Declaration of CC&Rs:

Submission of Plans. Any Owner, Builder, or any agent thereof desiring to construct an Improvement upon any Lot shall first have detailed Plans prepared for such Improvement, which shall be prepared by a licensed architect or approved home designer acceptable to the ARC. The scaled Plans to be submitted for ARC review are to include the following:

- (a) plot plan, survey or copy of the recorded plat showing the dimensions of the Lot, the proposed location of all Improvements to be placed upon the Lot, including but not limited to any detached structures such as sheds, garages, swimming pools, pool houses, guest houses, walls and/or fences; and the relationship of all such Improvements to the front, rear, and side property lines;
- (b) elevation drawings of the front, sides, and rear of any new structure included within the Improvements, together with all exterior color selections / schemes and building materials to be used;
- (c) a landscaping plan, including all driveways, sidewalks, and terraces; and
- (d) such other information as may be necessary or otherwise requested by the ARC.**

Approval of Plans. The ARC will certify its approval or disapproval of the Plans in writing within thirty (30) days of the ARC's acknowledged receipt of the Plans, specifications, review fee, and/or other requested information and/or materials. In its sole and uncontrolled discretion, the ARC may grant or withhold its approval of the Plans. By the purchase of property in the Development Property, every Owner shall be conclusively presumed to have consented to the exercise of discretion by the ARC. The ARC's approval of Plans for any Improvement shall be effective for a period of six (6) months only; and if construction of the proposed Improvements shall not have commenced within that time period, the approval shall no longer be valid. In the event written approval is not received within thirty (30) days after the Plans, specifications, review fee, and all requested additional information have been submitted and acknowledged as received by the ARC, then the request for approval shall be deemed DENIED.

Fencing, Walls, and Hedges. Location, style, type, and materials of fencing, walls, and/or hedges must be approved by the ARC. No fence nor wall shall be erected or maintained nearer to the front Lot line than the rear of the dwelling, and for corner lots, not nearer to the Lot line facing the more minor side street than the side of the dwelling. Hedges, shrubbery or evergreens, when used as a fence, may be located nearer to the Lot lines than fencing and walls, but their location must be approved by the ARC. No fence, wall, or hedge shall be allowed in any drainage easements that may exist on a Lot. No fence, wall, or hedge shall be more than six (6) feet in height, unless otherwise approved. Chain link and wire fences are specifically prohibited. **Any variation must be submitted and approved by the ARC.**