

Oak Creek Estates Homeowners Association

Fence Policy and Guidelines

The following is intended to be a guideline for the approved location and installation of fencing at Oak Creek Estates. Please adhere to the following guideline:

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

Instructions for Approval:

1. Complete and submit architectural change request "ARC" form through the Synergy website. Click here: <https://hoaresources.sregtn.com/request-for-changes/>. **PLEASE READ THE ARC FORM IN FULL! Missing a requested item will result in your application be denied.** Once approved or denied, you will be notified through via email. Once notification for approval is received, you may begin construction.

Installation and Type Guideline:

All fencing, including taller features, such as trellis entryway, shall be submitted to the ARC for review prior to installation. Fence Style shall be consistent within each lot.

Front yard Fencing (Picket Fencing)

Only homes adjoining **Jones Lane or Hacienda Dr.** may include a front yard fence along the sidewalk and side lot lines of the front yard that comply with fencing standards herein, subject to ARC Review.

- Side street corner fencing must be setback a minimum of 3 feet from property line (inside of the sidewalk) and originates from the building corner and continues at the same distance from the sidewalk to the extent of the rear property line (see diagram A fence location).
- Fence Posts and gateways may have a maximum height of 4 feet.
- Fences may be black wrought iron, black powder coated with aluminum, or matte white textured vinyl. Chain link fence shall **NOT** be permitted.
- The finished side of all board fences shall face away from the lot on which it is located.
- Reference **Diagram A**.

Side/Rear yard Fencing and Walls (privacy Fencing)

- Side street corner fencing may be up to 6 feet in height provided the top 1/3 is semi-transparent (lattice). The fence is set back a minimum of 15 feet from property line (inside the sidewalk) and originates from the building corner and continues at the same distance from the sidewalk to the extent of the rear property line (see Diagram A, Rear Fence Zone).
- Fences along a common lot line do not require a setback; new fences on adjacent lots are encouraged to abut preventing a gap between fences unless there are special yard conditions.
- Side/rear yard fencing may be matte vinyl (color **White**), wrought iron or black pre-finished aluminum. Glossy vinyl, wood and chain link fencing shall **NOT** be permitted.
- Backyard privacy fences must be a minimum of 5' and Maximum of 6'.

List of special yard condition subject to ARC and Sumner County approval include but not limited to the following: Drainage inlet (interior and corner lots), Headwalls and swales, Easements, Vegetative Buffers.

General

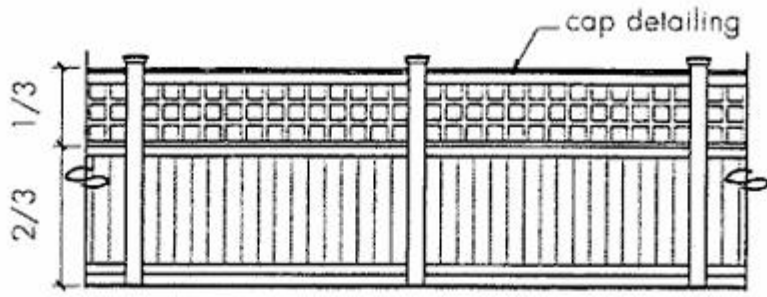
- All fence locations are subject to review by the architectural review committee.
- Fences shall be setback from building corners a minimum of 3 feet from all street facing facades: exceptions are allowed to avoid placing fences in front of window or other architectural features.
- Fence returns to homes/gates along adjoining property lines shall line up when possible.
- All fencing is required to meet local stormwater regulations, which may include additional gates for utility access.

Front/Corner Yard Fence (picket)

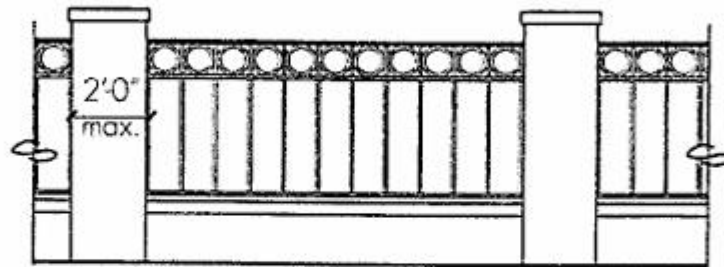
- When provided, front yard black aluminum picket fences are required to be placed 36 inches behind the sidewalk edge. This space shall be planted with approved groundcover.
- Fence Posts and gateways must have a maximum of 4 feet.
- Side street corner fencing must be setback to a minimum of 3 feet from property lines (inside of sidewalk) and originates from the building corner and continues at the same distance from sidewalk to the extent of the rear property line.

Side/rear yard Fences (privacy)

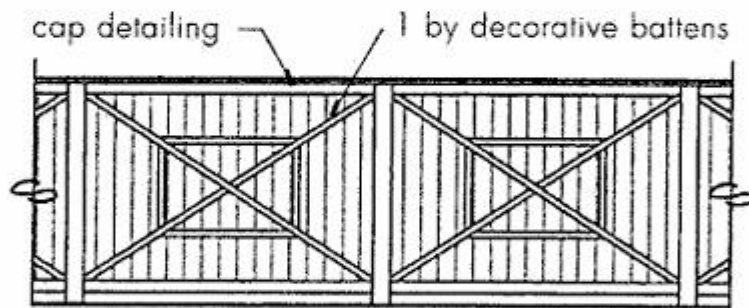
- Side street corner fencing may not exceed 6 feet in height provided the top 1/3 is semitransparent (lattice). The fence is setback a minimum of 15 feet from property line (inside the sidewalk) and originates from the building corner and continues at the same distance from the sidewalk to the extent of the rear property line.



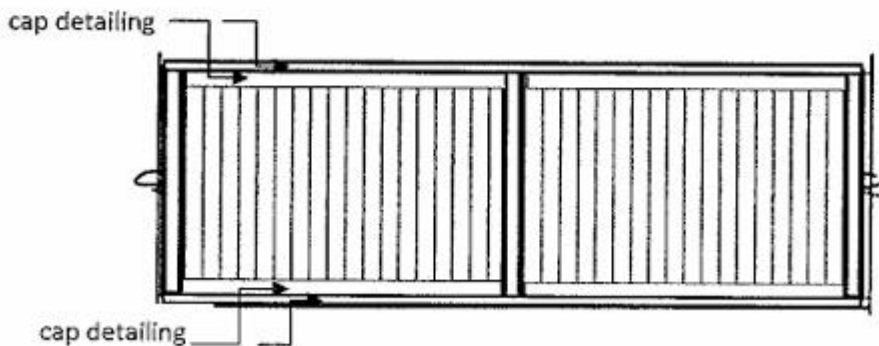
Double-Sided 2/3 Solid Vinyl with 1/3 Vinyl open above
(Appropriate for corner side yards, side yards and rear yard)



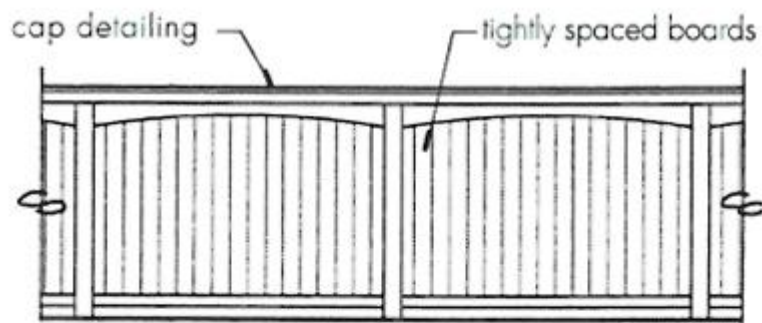
Masonry Piers with Low Wall & Iron or Aluminum Above
(Appropriate for corner side yards, side yards and rear yard)



Double-Sided Matte White Vinyl with Batten and Cap Detailing
(appropriate for rear yard and side yard (not appropriate on corner side yard lots))



Double-Sided Matte White Vinyl with Cap Detailing
(appropriate for rear yard and side yard (not appropriate on corner side yard lots))



Double-Sided Matte White Vinyl with Cap Detailing
(appropriate for rear yard and side yard (not appropriate on corner side yard lots))



Ornate Black Aluminum or Metal 'Picket Fence' 3'-6" Maximum Height
Fence Posts not to exceed 4'-0" Maximum Height
(front and rear zones, where allowed, see diagram A)