

**SWEET GUM MEADOWS SUBDIVISION  
SINGLE FAMILY  
FENCE GUIDELINES**

1. The Architectural Review Committee (ARC) shall consist of the Declarant and/or his appointed management company for the Homeowners Association until such time as Declarant no longer owns any lots in The Subdivision. Residents seeking to install a fence may initiate the approval process by contacting the management company representative with the required information outlined below. The ARC must approve in writing all fence designs, colors and location prior to installation.
2. In addition to design, color and location approval, the following criterion applies to all applications:
  - a. For aesthetic reasons and in their sole discretion, the Architectural Review Committee may refuse to permit the installation of any fence. ALL fencing must be located no nearer to the front of the residence than the rear corners;
  - b. The dimensions, elevation and sketch of the fence as well as a plot survey of the property showing where the fence and landscaping around the fence will be located must be submitted with the request to approve the fence;
  - c. The request to approve the fence must include the name, address and telephone number of the person or entity installing the fence;
  - d. The resident is responsible for complying with all applicable laws relating to construction of the fence and must obtain all appropriate permits prior to construction of the fence;
  - e. Location of property lines and fence placement is the responsibility of the property owner and fencing installer not to encroach on adjacent property. The Association will not be responsible for fencing encroachments;
  - f. All fencing must be installed at least 1 linear foot inside the side property line to allow access for homeowner landscaping maintenance and repairs to fence structure between fence lines;
  - g. All fencing for corner lots MUST comply with DOT sight triangles, easements, DOT Rights of Way and general aesthetics of the community. In general, no fence on a corner lot may extend more than 10 feet from the rear corner of the home toward the side street;
  - h. All fencing installed on or in drainage easements must not impede the flow of storm water or any required maintenance. In that event, the owner shall be responsible for ALL cost to remove, repair and replace fencing as required to correct the specified maintenance. Owner(s) shall also be responsible for any/all cost for damages caused to adjacent properties by installation of fencing on/in drainage easements located on its property. The Association will not authorize fencing in any public utility easement including but not limited to; water, sewer, electric, gas; without written permission from the easement holder giving authorization for fence encroachment.

i. The fence must be built with unpainted, unstained, treated pine lumber or vinyl. Colors must be approved by the Architectural Review Committee. All fencing must be installed with the “Face Side” of fence facing outward;

j. The wood privacy fence must comply with the following standards;

**i. HEIGHT: 6'**

**ii. POSTS: 4" (x) 4"**

**iii. SPACE BETWEEN POSTS SHALL NOT EXCEED 8'**

**iv. SLATS: 1" (x) 4" or 1" (x) 6"**

**v. SPACE BETWEEN SLATS: 0" - 1"**

**vi. HORIZONTAL SUPPORTS: 2" (x) 4"**

**vii. TOP OF SLATS MUST BE EVEN ACROSS TOP AND  
CONSISTENT WITH TOPOGRAPHY**

k. When landscaping of the fence is required, the landscaping must match what is currently being used in the area and any shrubs must be a minimum of 3' to 4' in height at time of planting and planted 5' on center.