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# Fences

## **ARC Submittal Guidelines 2025**

**Foot note:** This is a synopsis of the Landfall architectural review process and is not meant to take the place of, or be used instead of the Architectural Review Guidelines. The latest revision of the ARC's Guidelines will take precedence to any discrepancies herein. ARC Guidelines are available at <https://www.landfall.org/arc/>

# Guidelines

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## **FENCES ~ GENERAL**

Property owners desiring to install a fence must submit a 1" X 10' scaled site plan indicating the proposed location of the fence, an elevation or drawing of the style and height, identify the color and, if appropriate, provide a brochure. Fences should closely relate to the residence and blend into its natural surroundings. Fencing should be continuous, terminate at the residence, and unless a specific exception has been granted must fully enclose the area. Property owners are encouraged to notify their neighbors when contemplating a submittal for the fence. Recorded property plats must be reviewed to ensure that no easements or restrictions exist. It shall be the property owner's responsibility to review the relevant recorded property plats and documents. Fencing will not be permitted within storm drainage areas or easements. A \$100 deposit is due with the fence submittal request. The deposit is refundable following installation of the fence and landscaping per the ARC approved plan.

# Guidelines

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## **FENCES ~ MATERIAL AND LANDSCAPE SCREENING**

*Material:* Permitted fencing material includes black or bronze colored wrought iron or aluminum. Prefab wood, split rail, chain link, board-style wood, fold-out temporary/removable, or welded wire fencing is not permitted.

*Screening:* Perimeter fencing must be screened from the golf course, common areas, neighbors and the street with approved landscaping that can grow through the fence rails. Fence screening plants must be a minimum of 30 inches or taller when planted, and grow to and be maintained at or above the height of the fence. For fences with columns and fences not located on the golf course, street or common areas, 60% of each fence run should be screened with landscaping. The plantings should be evenly distributed along the fence. The distribution of the plants should be shown on the landscape plan.

# Guidelines

## FENCES ~ PLACEMENT AND COLUMN REQUIREMENTS

*Placement:* Perimeter fencing is permitted subject to item #6 below. Side lot line fences may be installed to the property line, with landscape beds on the inside, to avoid a narrow corridor between adjacent fenced yards. Fencing will not be permitted within storm drainage areas or easements. The ARC may request that the location of the fence be staked and strung for onsite review.

*Columns:* Masonry columns will be required for perimeter fencing on the golf course and/or long stretches of highly visible fencing facing the road or common areas such as ponds. The fence must be sectioned with masonry columns at the property corners and at every 3-4 rail sections – approximately every 24'. The columns should be proportional in size to the height of the fence and a minimum of 16" or a maximum of 24". Columns will not be required for fencing located a minimum of 3' from the property line on the golf course or the street; however, dense evergreen landscaping must be provided on the exterior of the fence to screen the fence from the golf course, street or common areas.

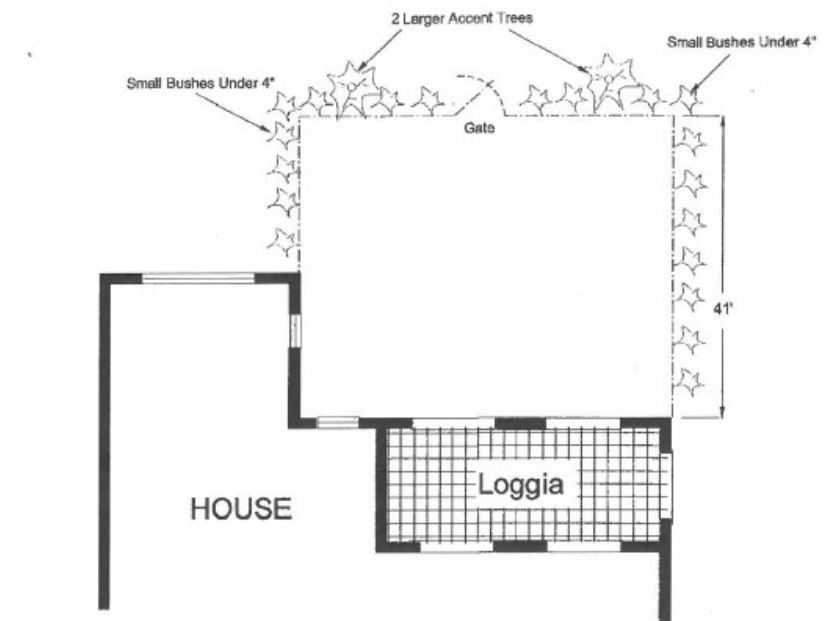
*Deer fencing:* Electric fencing is not permitted.

# Fence Submittal

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- ❑ Provide the Modification to Existing Home Form available at [www.landfall.org](http://www.landfall.org).
- ❑ Submit the 1' = 10" site plan showing the lot lines, footprint of the house, existing backyard landscaping, fence placement and proposed plantings shown by individual symbol with leader lines to the plant names.
- ❑ Include a plant list for proposed fence landscaping which specifies species of plant, quantity, gallon size, as well as height and width at installation.
- ❑ Provide the brochure from the fence company indicating style, color, and height of fence.
- ❑ Submit dimensioned column detail drawings if required per the ARC Guidelines.

# Fairhaven Fence Guidelines



Approved By Fairhaven Board

Fence Clarification – June 2016

If the loggia is not located at the exterior side wall, the length of the fencing may be extended to include the depth of the loggia to connect the 41' of fence to the home. For fencing greater than 41' due to the location of the loggia, the adjacent neighbor's consent is required.

# Fence Examples



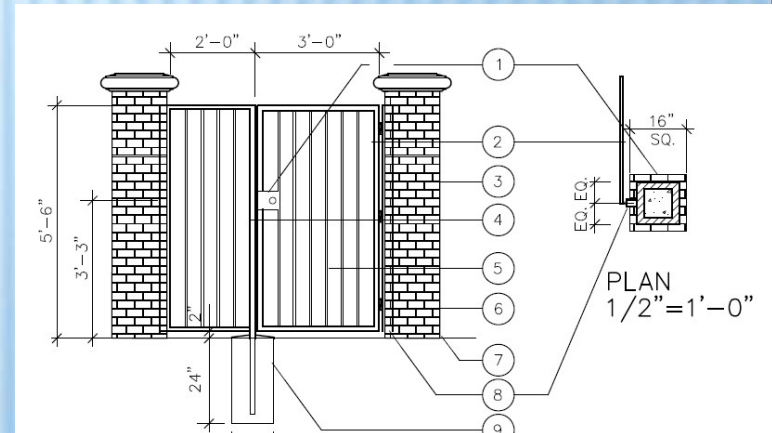
mature golf course screening



golf course screening at install



Fence styles



column detail plan