

BRICKHOPE FENCE GUIDELINES

November 16, 2011

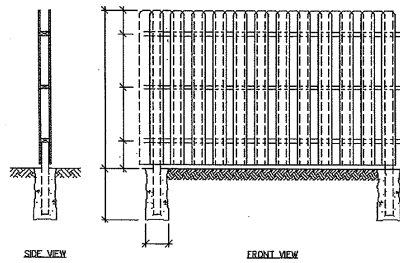
All fences must have an Architectural Review Board (ARB) written approval after submitting an ARB form. In addition to the form, a site plan denoting the location of the fence together with information as to existing fences erected on adjacent properties must be provided (please use survey from your closing package). You may fax your completed ARB form and accompanying data to 843-795-8482 or email it to constance@cmgcharleston.com.

1. Fences are to be constructed of cedar, redwood or pressure treated pine. No vinyl, wrought iron or chain-link fences are allowed.
2. Fences are to remain “natural” and cannot be painted. Clear coats or sealants are allowed.
3. Fences are to be a standard height of 72 in. and are to follow “the lay of the land.”
4. Fences on corners, lakes, and common areas (HOA areas) are to be 48 in. high and are to follow “the lay of the land” unless otherwise specified. The ARB may allow height variances in specified areas.
5. Fences that are on corners are to be 48 in. high where facing the street and can be 72 in. high in the rear and opposite side.
6. Fences that back up to ponds and/or lakes are to be 72 in. high tapering to 48in. in the rear.
7. Fences that back up to the open common area in Liberty Village Phase 1 are to be 72 in. high tapering to 48 in. in the rear.
8. All homes that back up to Montague Plantation Rd. are allowed to construct a fence with a standard height of 72 in.
9. All 72 in. tall fences are to be shadow box or solid, privacy style.
10. All 48 in. tall fences are to be picket style.
11. The crossbeam structure and vertical supports must not be visible from any street or adjacent properties. (Must face inside toward yard making the outside face the finished side).
12. Gates must be constructed with material that matches fencing material. Appropriate hardware for gates must be used and maintained in like-new condition.
13. Scallop fences must have a negative scallop and said scallop shall not be lower than one foot below the top of the fence.
14. Fences may not impede the natural water flow and must be a minimum of 3 in. above finished grade. A fence may not obstruct a drainage ditch, catch basin, drainage swale, storm sewer or storm drain. To fence a drainage easement, written approval from Berkeley County is required. The letter from the County granting permission must be attached to the Application when submitted.
15. Fences are to be installed “right on” the property line, no side yard gaps – no setting inside the property line.
16. Fences may extend from rear property line up to one-third of the side of the house. Variances may be approved or denied at the discretion of the ARB.

17. Fences in front yards are prohibited.
18. If your neighbor has installed a fence before you, then butt-up to his/her existing fence. Be sure that your neighbor has installed "right on" the property line.
19. Fence installation must be completed within two weeks after initiation.

**In accordance with Article VIII of the recorded Declaration of Covenants, Conditions, Restrictions and Easements for Brickhope Plantation, the ACC reserves the right to approve or deny any ACC request "...which the ARC determines is not suitable for desirable in its opinion for any reason..." In addition, "The approval of the ARC of any proposals or plans and specifications or drawings for any work done or proposed... shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar plans, proposals or specifications, drawings or matter whatever subsequently or additionally submitted for approval or consent."*

The following fence details have been reused with permission from the American Fence Association www.americanfenceassociation.com.

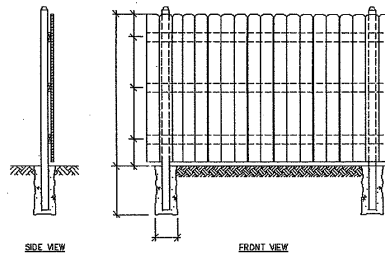


6' BOARD ON BOARD FENCE DETAIL
STYLE : DOG EARED



PROJECT:

SUBMITTED BY:
DATE:

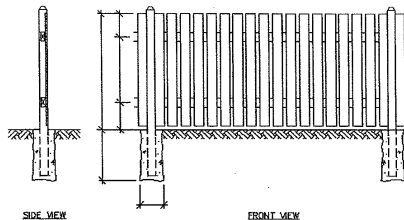


SOLID BOARD FENCE DETAIL
STYLE : FACE NAIL



PROJECT:

SUBMITTED BY:
DATE:

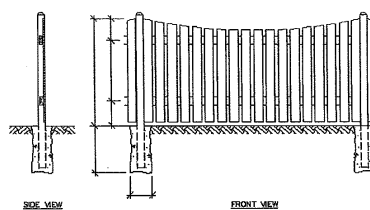


4' SPACED PICKET FENCE DETAIL
STYLE : TOE NAIL



PROJECT:

SUBMITTED BY:
DATE:



4' SCALLOPED SPACED PICKET FENCE DETAIL
STYLE : TOE NAIL



PROJECT:

SUBMITTED BY:
DATE: