

FENCE GUIDELINES

1. The original design concept of the Legend Oaks Plantation community promotes a feeling of open space; therefore, fencing is not generally encouraged. A Form must be submitted for all fencing.
2. Chain link fences are prohibited.
3. For all lots that do not directly adjoin the Legend Oaks Golf course, the rear yard setback shall include a twenty (20) foot buffer area in which no cutting of trees, development or grading activity may occur without Declarant approval. For all lots that directly adjoin Legend Oaks Golf Course, the rear yard setback shall include a thirty (30) foot buffer area in which no cutting of trees, development or grading activity may occur without approval. Fences may be allowed in rear yards only unless otherwise approved. Fences shall not exceed a height of six (6) feet from existing grade. Fences on lots contiguous with Legend Oaks Golf Course shall not extend within thirty (30) feet of the rear lot line.
4. All Forms must include the following information:
 - (i) Picture or drawing of fence type. Fence types should generally be Privacy, Split Rail, or Picket designs.
 - (ii) Dimensions – The maximum height may not exceed 6 feet. The maximum span between posts shall be 10 feet. The minimum post size shall be 4 X 4 inches and must have 2 X 8 inch rails or three 2 X 6 inch rails per section.
 - (iii) Color – The fence must be natural or painted to match exterior trim color.
 - (iv) Site Plan – A site plan denoting the location of the fence must accompany the Form. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of lot.
 - (v) Crossbeam – Crossbeam structure shall not be visible from any street (must face inside toward yard).
5. A Form must be submitted for all dog runs. Dog runs must meet all fence guidelines.
6. If other fencing exists on the property, fencing for dogs must be of the same type.

Additional Fence Guidelines

- All lots with a view of a pond are restricted to 4 foot fence.
- Corner lots are subject to the 4 foot fence restriction.
- Fencing is not allowed in or on any designated Wetlands.
- If there is an existing fence, it is required that the fence constructed secondly tie into the existing fence. In the event that the Board grants a variance that the latter fence is not required to be attached to the first fence, the Owner who constructed their fence secondly will be responsible for maintaining the yard between the fences.
- The Residential Owner of a lot upon which a fence or wall is installed shall be solely responsible for providing and maintaining access to and from the rear yard of such lot.
- The ARB recommends refraining from placing fences in drainage or utility easements. Any fence placed in an easement can and may be removed for improvements or repairs to the easements, and the replacement cost of the fence will be at the home Owner's expense.
- Fences must be maintained properly and kept as new. In the event a fence is not maintained properly (i.e. warped boards, mildew, etc.) the Owner may be fined or the Association, ARB, and Management Company may elect to have the work performed at the Owner's expense.
- In general, any fence installed upon a lot shall be designed and used in a manner that will allow access to and from the rear yard of such lot to allow the Architectural Board to perform any of its obligations or exercise any of its rights pursuant to this document that require the Board to have access to the rear portion of such lot and to allow public utility companies to inspect, maintain and repair any utility facilities located within the boundary of the lot.