

# NELLIEFIELD PLANTATION FENCE GUIDELINES

July 21, 2006

Revised October 15, 2007

Revised October 14, 2008

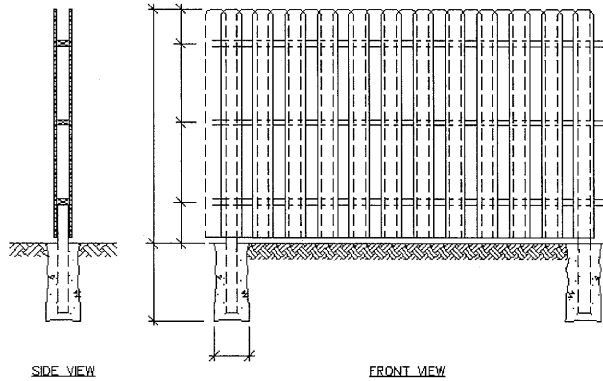
*Revised November 2008*


All fences must have Architectural Control Committee (ACC) written approval\* in the form of an approved Nelliefield Plantation Architectural Control Committee Request form. Please contact Community Management Group (CMG) at 843-795-8484 for an ACC request form. In addition to the form, a site plan (please use the final survey from your closing package) denoting the location of the fence together with information as to existing fences erected on adjacent properties must be provided. You may fax your completed ACC request form and accompanying data to CMG at 843-795-8482.

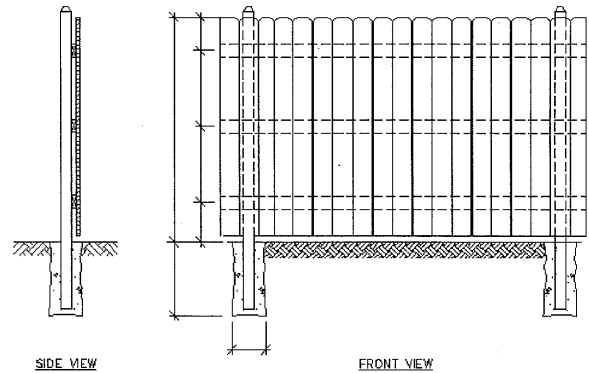
1. Fences are to be constructed of cedar, redwood or pressure treated pine. No vinyl, wrought iron or chain-link fences are allowed.
2. Fences are to remain "natural" and may not be painted. Clear coats or sealants are allowed and encouraged.
3. Fences are to be a standard height of 72 in. and are to follow "the lay of the land."
4. Fences on property lines abutting corners or lakes (and possibly including wetlands, wetland buffers, ponds, forested areas, HOA areas or any other areas as determined by the ACC) are to be 48 in. high and are to follow "the lay of the land."
5. All 72 in. tall fences are to be shadow box or solid, privacy style (see attached detail).
6. All 48 in. tall fences are to be a traditional (2-4 in. wide picket with 2-4 in. space between the pickets) picket style (see attached detail).
7. The crossbeam structure and vertical supports for 72 in. tall privacy fences must not be visible from any street or adjacent properties. (Must face inside toward yard making the outside face the finished side). The vertical supports for 48 in. tall picket fences may be visible from any street or adjacent properties with prior ACC approval.
8. Gates must be constructed with material that matches fencing material. Appropriate hardware for gates must be used and maintained in like-new condition.
9. Picket fences may have a negative scallop and said scallop shall not be lower than one foot below the top of the fence. Privacy fences (72 in. tall fences) may not be scalloped.
10. Fences may not impede the natural water flow. A fence may not obstruct a drainage ditch, catch basin, drainage swale, storm sewer or storm drain. To fence-in a drainage easement, written approval from Berkeley County (in the form of an approved Encroachment Permit) is required. The letter from the County granting permission must be attached to the ACC request form when submitted. If Berkeley County or any other applicable municipality or entity is required to access a homeowner's fenced-in drainage easement, the fence will be removed at the expense of the homeowner and the County/municipality will not be responsible for re-installation of the fence.
11. Fences are to be installed "right on" the property line, no side yard gaps – no setting inside the property line.
12. Fences are to extend from the rear property line to between one-third and one-half up the side of the house.
13. Fences in front yards are prohibited.
14. If the lot adjacent to your lot already has a fence in place, your fence is required to "butt-up" to the existing fence. Be sure that the existing fence is installed "right on" the property line.
15. Fence installation must be completed within two weeks after initiation.

*\* In accordance with Article V of the recorded Declaration of Covenants, Conditions, Restrictions and Easements for Nelliefield, the ACC reserves the right to approve or deny any ACC request "...based on any ground, including purely aesthetic conditions, which in the sole and uncontrolled discretion of the Architectural Control Committee shall seem sufficient." In addition, "Approval for use in connection with any Lot of any plans and specifications shall not be deemed a waiver of the Architectural Control Committee's right, in its discretion, to disapprove similar plans and specifications or any of the features or elements included therein if such plans, specifications, features or elements are subsequently submitted for use in connection with any other Lot."*

The following fence details have been reused with permission from the American Fence Association [www.americanfenceassociation.com](http://www.americanfenceassociation.com).



 **6' BOARD ON BOARD FENCE DETAIL**  
STYLE : DOG EARED  
NOTES:



 **SOLID BOARD FENCE DETAIL**  
STYLE : FACE NAIL  
NOTES:



AMERICAN  
FENCE  
ASSOCIATION

PROJECT:

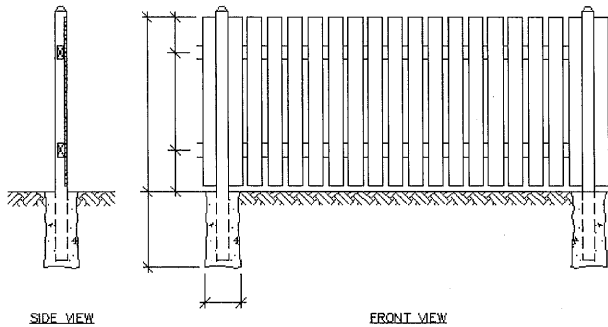
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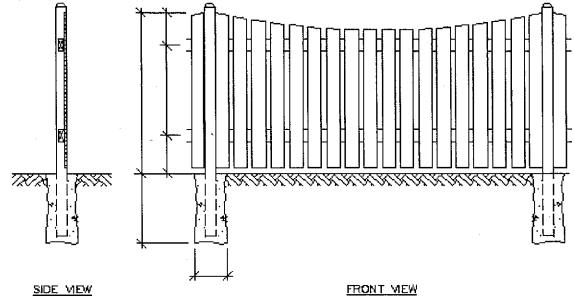
AMERICAN  
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ASSOCIATION

PROJECT:

SUBMITTED BY:  
DATE:



 **4' SPACED PICKET FENCE DETAIL**  
STYLE : TOE NAIL



 **4' SCALLOPED SPACED PICKET FENCE DETAIL**  
STYLE : TOE NAIL  
NOTES:



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DATE:



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