

SANDPINES AT WESCOTT FENCE GUIDELINES

Revised March 2010

All fences must have Architectural Control Committee (ACC) written approval in the form of an approved Sandpines at Wescott 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 (if any) 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. Clear coats, stains, or sealants are allowed and encouraged; these should retain the color of the approved constructed wood types.
3. All fences should follow the "lay of the land."
4. Fences on pond lots must be 48 inches high along the rear and sides (Side fences between adjacent houses are to be 48 inches high.). Only the fence front that extends from the home may be either 48 or 72 inches high.
5. Fences on property lines that run parallel along street sides are to be 48 inches high along the side facing the street only.
6. Fences between adjacent lots must be 72 inches high on all non-pond lots.
7. The crossbeam structure and vertical supports must not be visible from any street or adjacent properties.
8. Gates must match the fence.
9. Fences shall not be installed in "HOA Maintenance Easements", "Sign and Landscape Easements" or "SCE&G Easements".
10. Fences may not impede 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 the City of North Charleston (in the form of an approved Encroachment Permit) is required. The letter from the City of North Charleston granting permission must be attached to the ACC request form when submitted. It is the applicant's responsibility to insure an Encroachment Permit is approved by the City of North Charleston.
11. Fences are to be installed "right on" the property line, no side yard gaps – no setting inside the property line. The only exceptions are the fence section fronts that extend out from the house to the property line.
12. Fences shall extend from the rear property line to between one-third and one-half up the side of the house. In some cases where adjacent houses are not parallel to each other (i.e. corner lots or cul-de-sac

lots), fences will need to extend from the applicant's house to meet with the adjacent home's fence.

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 attach 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.