

# Architectural Control Fence Approval Policy

## Policy Number 97-2

Reviewed, Amended and Approved by REPCA Board September, 2020

The following are architectural guidelines (the "ARCHITECTURAL GUIDELINES"), which govern the design and construction of all fences within the RIVER'S EDGE PLANTATION COMMUNITY (the "community"). The ARCHITECTURAL CONTROL COMMITTEE (ACC) will administer these guidelines. The approvals required herein shall be granted or withheld by the ACC solely on the basis of the determination of the ACC as to whether a request for approval complies with these guidelines and the declaration.

In order to facilitate and expedite the approval process, any party (A HOMEOWNER) planning the construction a fence should review these guidelines in conjunction with such planning and consult with ACC with regard to the provisions of the guidelines prior to commencement of construction. The intended purpose of these guidelines is to ensure that all fences placed or installed in the community shall be substantially the same in terms of quality of workmanship, materials and appearance in conformance with the "Community Standard" as established by the Board of Directors. No modification form will be considered if Homeowner is not "a member in good standing" as defined in Policy 97-3.

### FENCE CRITERIA

1. APPROVAL CRITERIA; No fence shall be constructed or installed without recommendation by the ACC and approval of Board of Directors.
  - a. All Homeowners bordering the intended fence must sign an approval form. Any Homeowner objecting to the fence must notify the ACC in writing with reasons for their objections. All objections must be reviewed by the Board of Directors prior to final approval of the requested fence.
  - b. Construction may begin when written approval is received from the Board of Directors.
  - c. The "Community Standard" includes Shadow Box Design.
  - d. No fence will be approved unless the Homeowner's dues are current.
  - e. Leased property: Occupants of leased property must submit written approval from the owner along with the request.
2. REQUESTS FOR APPROVAL: Requests for approval must be submitted to the ACC and contain a ***Plot Plan*** (given to you at closing) identifying lot boundaries and fence locations. All gates will be marked on plat. If you did not receive a plat at closing, you may obtain one at Land Records in the County Courthouse.

3. FENCE STYLE, MATERIALS & CONTROLS: All fences must comply with the following requirements:
- a. DESIGN: 6' Shadow Box, A shadow box fence will be constructed using 4x4 posts, 2x4 runners and 1x6x6 pressured treated pine or cedar boards. Boards will be square in style on top unless otherwise approved by the Board.
  - b. CONTROLS: At the discretion of the BOARD of DIRECTORS, additional planting may be required as a condition to the installed fence.
  - c. UPKEEP & MAINTENANCE: The Property Owner must understand that he is fully responsible for keeping his fence attractive and maintained. If the fence does not extend to the rear property line the Property Owner is required to maintain this area. No pigmented paint shall be used on wooden fences, only clear stain, as called out in the paint policy 96-7 dated October 28, 1996.
  - d. PROHIBITED: In no event may a HOG WIRE, BARB WIRE, OR CHAIN LINK fence be constructed as per REPCA PROTECTIVE COVENANTS. **FENCES WILL NOT BE APPROVED ON LAKEFRONT OR GOLF COURSE LOTS.**
  - e. RESTRICTION: On a corner lot, no fence shall extend beyond the rear elevation of the house on the street side.
  - f. CONSTRUCTION: Construction must be performed in an approved professional manner. This includes such areas, as the lay-out of the fence, distance between the posts, all posts set at a depth not easily uprooted (minimum of 18"), in concrete, etc. all fences will be constructed on a line with the rear of the house. The owner will be totally responsible for keeping the fence on his property.
4. FINAL APPROVAL: A final inspection will be performed by the ACC upon completion of construction. Any discrepancies found must be corrected before the BOARD of DIRECTORS will grant final approval.
5. TIME LIMITS ON CONSTRUCTION: Construction of fence must begin within 30 days of fence approval. Fence construction must be completed within 60 days of start on construction.

● *I have read and agree to abide by all policies and procedures.*

● *Homeowner signature* \_\_\_\_\_

# River's Edge Plantation Community Association

---

P.O. Box 142488 • Fayetteville, GA 30214  
678-817-7081 • Fax 678-817-7082

## Rivers Edge Plantation Fence Request

**Name** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Address** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Type of Fence** \_\_\_\_\_

**A. Residents must supply Rivers Edge a layout of what the fence will look like when positioned on the Platt.**

**B. Residents understand that the Board has 30 days to approve such action.**

**C. Resident understands that only pressure treated wood can be used and that it must be treated with a clear stain. Painting not allowed.**

**D. Resident understands that the Fence maintenance is the sole responsibility of the homeowner.**

**E. Resident must sign all attached documents.**

# River's Edge Plantation Community Association

---

P.O. Box 142488 • Fayetteville, GA 30214  
678-817-7081 • Fax 678-817-7082

## **Architectural Control Committee Action**

**Date Received** \_\_\_\_\_ ( ) **In person** ( ) **Mail**

**Date Reviewed** \_\_\_\_\_ **Reviewer** \_\_\_\_\_

**Date Response** \_\_\_\_\_

**Approved** \_\_\_\_\_ **Date** \_\_\_\_\_

**Conditional Approval** \_\_\_\_\_

**Disapproved** \_\_\_\_\_

**REASON:** \_\_\_\_\_

**Attached:**

**Copy pf ACC Fence Approval Policy**

## **MODIFICATION DESCRIPTION**

**Homeowner will be contacted by phone upon approval and all paper work will be kept in homeowners permanent file at the REPCA OFFICE**

**A.V. /file**

**All modifications require adjoining neighbor's approval by signing below you agree to your adjoining neighbor's request for modifications to their property without reservations.**

**NEIGHBOR'S SIGNATURES ARE REQUIRED, PLEASE DO NOT PRINT**

**Name, Address, Phone, and Date Required**

---

---

**Name, Address, Phone, and Date Required**

---

---