

Fencing Application

Owner Name	
Property Address	
Attach	Design Review Application, this application, as-built survey, \$50.00 application fee and attachments as required below

Fence location description: _____

Type of material to be used for face of fence: _____

Height of the main body of the fence: _____

Number, location and width of any gates: _____

Fence post material: _____

Note: many sections of Discovery Heights have excessive moisture due to swampy land or poor grading, so post type and depth should be considered carefully)

Height of any decorative lattice trims at the top of the fence? _____

Will gate arbors be installed? _____ If yes, what is their height? _____

Special fence features? (e.g. raised posts, post caps, arbors, etc.):

Proposed finish on the fence? _____

See page 2 for general fence guidelines. Consult the Declarations for additional rules and restrictions.

1. Attach a drawing\artist conception of what the fence will look like in plan view or attach a picture of a similar fence.
2. Attach a copy of your as-built survey with the fence location drawn in using a line and "X"s to show the fence path (--X---X--). If there is an existing fence, clearly indicate its location. Indicate location and width of gate(s). The as-built must clearly show lot line locations.

Owner Signature

Printed Name

Date

Fencing Application

Installation Guidelines

The homeowner is responsible to have all utilities located before any digging. The homeowner assumes all liability for proper installation and location of the fence. Discovery Heights Owners Association, through application approval, assumes no liability.

1. Fence rules apply to dog runs, pens, garden enclosures, and any other visible exterior boundary divider.
2. Only natural wood fences are allowed. No metal, plastic, chain link, processed wood, wood link fences (split rail), or alternating board fences shall be allowed in the subdivision. Posts and their brackets may be metal or treated wood. All fences must be properly maintained as an attractive addition to the Lot.
3. No fence body shall exceed six feet in height. Decorative lattice trim at the top of the fence may be added to a total height of eight feet upon approval. .
4. Fence finish can be untreated wood, clear sealer or semi-transparent stain. **No fence can be painted.**
5. Gates should be 4 ft. in width or narrower. Association rules prohibit storing of trailers, campers and similar items in the back yard and requiring a wide gate.
6. No fence shall be erected, placed or altered on any Lot nearer the street than the front of the residence unless otherwise approved by the Design Review Committee. The "front of the residence" is a structural wall and not roof eaves.
7. No fence, dog run, shed, greenhouse, wood-piles, play equipment, or any other structure similarly incompatible with the landscaping schemes shall be allowed in the landscaping/buffer or utility easements.
8. A fence must be completed within sixty (60) days following approval.
9. No fence, wall hedge or shrub planting which obstructs sight lines at elevations between two feet and eight feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points thirty feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended (AMC 21.45.020).
10. If a fence will encroach onto a utility easement, it is the responsibility of the homeowner to obtain letters of non-objection from all utility companies who have equipment in the easement (if required by the utility). The Discovery Heights Owners Association and its agents will be held harmless, now and forever, for any damages or injury to any person or property as a result of this encroachment.