

## Lookout Landing Phase III Homeowners Association Design Review Fence Application

|                         |  |
|-------------------------|--|
| <b>Owner Name</b>       |  |
| <b>Property Address</b> |  |
| <b>Attach</b>           | <b>Design Review Application, this application, as-built survey showing fence location and attachments as required below</b> |

Fence location description: \_\_\_\_\_

Type of material to be used for face of fence: \_\_\_\_\_

If sealer or stain is used, specify brand and color: \_\_\_\_\_

Height of the main body of the fence: \_\_\_\_\_

Number, location and width of any gates: \_\_\_\_\_

Fence post material: \_\_\_\_\_

**Note:** Many sections of Lookout Landing 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.): \_\_\_\_\_

**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 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**

## **Lookout Landing Phase III Homeowners Association Fence Installation Guidelines**

The homeowner is responsible to have all utilities located before any digging and assumes all liability for proper installation and location of the fence. Lookout Landing Phase III Homeowners 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 unfinished cedar plank wood will be approved for fencing. 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 posts must be installed on the inside of the fence facing the house.**
3. All fences must be properly maintained as an attractive addition to the Lot.
4. No fence body shall be less or more than 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.
5. Fence finish can be untreated wood, clear sealer or semi-transparent stain. **No fence can be painted.**
6. Gates should be 4 ft. in width or narrower. Association rules prohibit storing of trailers, campers and similar items in the back yard which would require a wider gate.
7. 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.
8. It is important to find your property's corner markers before you build the fence. Relying on adjacent fences, utility poles, curbs or other unsurveyed markers is an invitation for problems. A fence may be constructed at the lot line.
9. A fence must be completed within sixty (60) days following approval.
10. No fence, which obstructs sight lines at elevations between two feet and eight feet above the roadways shall be placed or permitted 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. (AMC 21.45.020).
11. 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).
12. Consult the Declarations for additional rules and restrictions.