

# HIDDEN COVE IV

## FENCE INSTALLATION GUIDELINES

This guideline for installing fences on a Lot applies to all Southport subdivisions. Remember, before you dig, phone the Locate Call Center at 278-3121.

1. No fence or wall shall be erected, until after the plans are approved in writing by the Design Review Committee.
2. No fence or wall 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. Front of the residence means the structural wall and not the roof eaves.
3. A fence may be constructed at the Lot line.
4. No fence shall exceed six feet in height, including any decorative lattice trim at the top of the fence. The Design Review Committee may expressly waive on a case-by-case basis, the six feet height limitation for decorative gate arbors and allow up to a maximum height of eight feet. Fences less than six feet in height will not be approved.
5. No metal, plastic, chain link, processed wood, wood link fences (split rail), or alternating board fences shall be allowed in the subdivision. Only natural wood fences shall be permitted; however, posts and their brackets may be metal or processed wood with approval of the Design Review Committee. All fences must be properly maintained as an attractive addition to the Lot. Unfinished cedar shall be the only material approved for fencing. No other fencing materials shall be allowed in the planned community. Fences include dog runs, pens, garden enclosures, and any other visible exterior boundary dividers.
6. No fence, dog run, shed, greenhouse, woodpiles, play equipment, or any other structure similarly incompatible with the landscaping schemes shall be allowed in the landscaping/buffer or utility easements
7. A fence must be completed within ninety-(90) days following commencement of approval.
8. 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 2 1.45.020).
9. Fences, which exceed \$5000.00 in construction valuation (materials & Labor combined), require a building permit. For additional information or clarification, please contact the Municipality- Building Permits at 907-343-8211.
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. Carr- Gottstein Properties 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.

# Design Review Committee Approval Form - Fences in Hidden Cove Phase IV

This form can be used for fences and dog runs. Mark N/A if not applicable

Homeowner's name

Date:

Property address:

Subdivision:

Lot#

Block#

Homeowner's address:

(If different from above)

Phone:

E-mail address:

Start date:

Completion date:

Type of fence to be installed-

Description of the type of material to be used for fence:

Fence post will be made of (check one):

Treated Wood

Metal

What is the height of the fence, including any decorative lattice trim at the top of the fence:

Will gate arbors be installed, if so what is their height:

What is the fence color:

Is the home where the fence is to be installed, located on a corner lot: Yes No

Will the construction valuation (materials & labor) exceed \$5000: Yes No

If the answer is yes, attach a photocopy of your building permit

Attach a drawing/artist conception of what the fence will look like.

Attach a photocopy of your as-built with the fence location drawn in.

Homeowner's signature

Date

Approval Signature

Date

Approval Signature

Date