

Fencing Guidelines

The rear portion of any lot may be fenced, subject to written approval, in advance, by the Association's

Architectural Review Board based on the following standards:

All fencing within Avalon Village must meet the following basic requirements:

1. All applications must include a description of materials, photos and a drawing on a lot survey to show the location and dimensions of the proposed fence. A sketch on a contractor's proposal is not sufficient. Any application submitted without a survey or function equivalent will be denied.
2. Fencing across a side yard must be set back at least ten (10) feet from the front corner of the house.
3. All fenced yards must have a minimum of one five (5) foot wide gate. No double gates are permitted.
4. Corner lots will be considered on a case by case basis. A 9 foot easement is required from the sidewalk.
5. Gates, support poles, columns or caps may not extend more than one (1) foot above a fence.
6. Fencing material (including poles, columns, caps and gates) which abuts a perimeter wall or fence may not extend above the top of the boundary wall or fence.
7. Double fencing (i.e., back-to-back fencing on adjoining lots) is prohibited.
8. Fencing encroaching on county or drainage easements is prohibited.

Fencing in all Villages except Carlisle must meet the following additional requirements:

1. Fences may only be made of white vinyl (PVC) in a design consistent with those shown in the attached exhibits. Avalon West may only be tan vinyl. Fence heights may only be six feet (tongue and groove) or four feet (picket).
2. Fences may be six (6) feet tall on lots not bordering a drainage easement, pond or conservation area. Lots which back on drainage easement, ponds or conservation areas may have six (6) foot fencing with the exception of the rear fencing overlooking the drainage easement, pond or conservation area which must be four (4) foot picket. The last six (6) feet of side yard fencing must slope to the four (4) foot rear picket.
3. Where six (6) foot high fencing is used, it must be privacy style (tongue and groove). No six (6) foot high picket fencing is permitted.
4. The finished side of any fence must face out toward any adjoining lot, right of way, or open space (i.e., all posts and other structural supports must be inside the enclosure).

Fencing in Carlisle must meet the following additional requirements:

Fences may only be made of black aluminum in a design consistent with those shown in the attached exhibits. Fence heights may only be between four and five feet.