



Terrace Woods Community Fencing Guidelines

Basis for Guidelines:

Design guidelines are for the protection of property values throughout Terrace Woods. The guidelines address this issue by restating a set of values pertaining to the built environment of Terrace Woods that are believed to be commonly held, and systematizes a set of constraints consistent with those values pertaining to the design and construction of fences.

The goal of the design guidelines is to establish an enforceable community wide policy regarding private residential fences that considers the following:

1. The overall spatial and viewshed characteristics of Terrace Woods
2. The harmonious relationship of fences to individual houses and adjoining properties
3. A reasonable accommodation of the privacy and security needs of individual households
4. A reduction in conflict between individual needs for privacy, security, and self-expression and community needs for a set of shared aesthetic and social values.

In consideration of the above, all lots have been designated social or openly visible lots, except Lots 75 thru 89. Any fencing on social or openly visible lot is restricted to Privacy Screens and/or Low Child or Pet Containment Fences, unless a Swimming Pool Enclosure is required.

Acceptable Fence Types:

Privacy Screens

Privacy Screens are limited to screening views of the patio or hot tub area and must be a maximum 6ft high vinyl fence or approved landscaping. Landscaping is a preferred alternative. Screen areas are intended to be for small areas of the rear yard only. Screening of the entire rear yard is not allowed. Screened areas should not exceed approximately 150 sq ft. If a Privacy Screen is to be installed on a corner lot, the maximum length of Privacy Screen facing the street is limited to 12ft.

Low Child or Pet Containment Fence

Low Containment Fences must be a maximum of 4 ft high black “wrought iron look” aluminum fence. Low containment fences are allowed on any lot, but should be used selectively to enclose small areas of the rear yard only and typically should not extend past the main structure of the house.

Swimming Pool Enclosures

Swimming Pool Enclosures for all lots must be a 5 ft high black “wrought iron look” aluminum fence, except for Lots 75 thru 89, These lots (located on the north side of Jonathan Ridge) can either have a 5 ft high black “wrought iron look” aluminum fence or a 5 ft high white solid vinyl fence. If a pool safety cover is installed (must meet all State, County, and City requirements for swimming pools) a minimum 42 in high fence will be required. If the pool area is visible to adjoining lots and/or a street, landscaping will also be required to screen the view.

Standards:

Fencing

1. Privacy Screens are to be landscaping or Lowe’s Freedom Vinyl “Estate Style” vinyl fence or approved equal with fence post caps that are “Bevel”. Color can be white or tan to match house trim
2. Low Child or Pet Containment Fences are to be black “wrought iron look” aluminum fence only
3. Swimming Pool Enclosures are to be black “wrought iron look” aluminum style fence or where allowed Lowe’s Freedom “Estate Style” vinyl or approved equal with post tops that are “Bevel.” Color is to white.

Design and Location

1. Fences and screening are permitted in rear yards only
2. Landscaping is a preferred alternative and/or supplement to fencing
3. Consideration must be given to the impact a fence will have on adjoining properties
4. The design should be compatible with the design, scale, massing, and materials of the house with which it is associated
5. The size and shape of the lot, as well as its relationship to adjoining properties will be a consideration in most fence designs. A fence may be more desirable on a small lot; however, consideration must be given to possible loss of views, ventilation, and a feeling of open space. Conversely, while a fence may have less impact on a large lot, excessive fencing may compromise the character of the neighborhood.
6. Plant material should always be considered as a necessary complement and softening of fence structures. As an example: Any privacy fence that is constructed near common lot lines or visible from public streets, sidewalks, or common areas should be concealed or veiled by appropriate plant material to reduce its visual impact on the overall landscape. Consider use of deciduous plant material, rather than exclusively evergreen to present a more seasonally varied landscape, one that reflects the reduced need for privacy in the winter, and the increased need for light in adjoining spaces.

Obtaining Approval

In accordance with the covenants of the Terrace Woods community, approval must be obtained from the Terrace Woods Design Review Committee prior to the construction, modification, or enlargement of any fence or screen.

Residents planning on construction of any fence, wall, privacy screen or landscape screen are encouraged to first meet with a member of the Design Review Committee to discuss the design review and approval process. Though this guideline provides basic guidance for a variety of fence types and owner needs, each lot is unique. An initial discussion will be a helpful first step in identifying the best solutions for your lot.

If proposing a fence:

1. Prepare a scaled site plan showing fence location and indication the type of and color of fence as selected from the fence guidelines previously listed.
2. Obtain written approval/consent of adjoining property owners if the fence is being proposed along property lines or within City setback lines (usually 5 ft from a property line.)
3. Submit application to the Terrace Woods Community Association for Design Committee review.

Installation

1. Location and design must be approved by the Design Committee prior to installation
2. If neighbor gives permission, fencing can be installed on the property line, if they did not give permission, the fence must be installed a minimum of 5 ft setback.

Thank you for helping to keep our neighborhood beautiful,
Terrace Woods HOA