

**THE SMOKE RISE CLUB
ARCHITECTURAL & VARIANCE COMMITTEE
FENCE APPLICATION**

RESIDENT TO RETAIN THIS PAGE

No permanent fences with concrete footings, free standing walls, curbing or structures of any sort may be built on Smoke Rise Club property, including road right-of-ways (e.g., extending from the edge of macadam roadways to property lines, or approximately a twelve foot strip to the roadway).

Resolution against “**compound**” type fences was passed at the March 26, 1990 Smoke Rise Board Meeting. A compound fence is a fence, **of any type**, that surrounds the entire property. Because the concept of constructing a fence to create a “compound” is wholly inappropriate to the purpose of the Smoke Rise Reservation, where naturally wooded borders, boundaries and breaks are used to preserve the privacy and beauty of residential property.

“Be it resolved by the Smoke Rise Board of Governors that Smoke Rise Club members/residents shall not build “stockade” or “institutional” type fence structures that are constructed parallel to front property lines of an acreage plot, requiring main gates across driveways for access, with the intent that the residence will be completely enclosed in a compound, totally isolated and separated from surrounding lots.”

FENCE INFORMATION:

1. Resident/applicant must notify all neighbors within 200 feet of the property lines by Certified Mail of the proposed project (copy of survey to show all details and location of project.).
2. All fencing facing roadways must be decorative in nature. Finished side to face neighbor or roadway.
3. Metal/Iron/Aluminum fencing should be black or bronze in color.
4. Natural wood, painting, wood alternatives are allowed.
5. **No** green or aluminum color chain link fence is allowed.
6. “Deer” or “Snow” plastic fencing is not an acceptable style of fencing. This fencing may **ONLY** be used around a plant or tree and must be black in color.
7. No fencing can be secured in any manner to existing trees (as posts) on the property.
8. Fence height can be no greater than 6 feet.
9. Approved fencing set on rock walls cannot exceed 6 feet in total overall height.
10. No invisible or visible fencing is allowed that emits an audible electronic sound when intruded upon.
11. No fence or fencing material is allowed across the front yard **if attached** to side fencing, gates or piers. The front yard is defined as the portion of the house facing a street or the portion of the property that is considered the entrance to the house.

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12. Every property in Smoke Rise is unique. Each fencing project will be considered based on the property. Example: corner lots, etc. By appointment an AVC member will walk the property with/without the resident and take a picture of where the fencing will be placed.
13. Fence must be located behind the front setback of the home.
14. Side property setback from property line must be at least one foot.
15. Rear property setback from property line must be at least 20 feet.
16. Height of fence is not to exceed 6 feet in height.
17. **FENCE FOR SWIMMING POOL MUNICIPAL CODE 178.10:** All private swimming pools hereafter constructed or installed shall be completely enclosed, before filling, by a permanent fence or wall enclosure of durable material not less than four feet in height, so constructed as not to have openings, meshed holes or gaps larger than four inches in any dimension, and which should reasonably prevent any person from gaining access beneath any part of the fence. If a picket fence is erected or maintained, the spacing between pickets shall not exceed four inches. A dwelling or accessory building may be used as part of such enclosure. All fence openings or points of entry into the pool area enclosure shall be equipped with gates. All gates shall be equipped with self-closing and self-latching devices placed at the top of the gate and made inaccessible to small children. In the event that the fence is over the minimum four feet requirement, it shall be no higher than six feet, which is the maximum height permitted by the current zoning requirements.
18. **NOTE:** the AVC will consider the installation of decorative fence pieces depending on the use and location
19. A member of the AVC will contact resident to visit the property to take a picture of the proposed location of the fence on the property. Picture to be attached to file.
20. **ANY AND ALL EXTERNAL CHANGES IN THE PROJECT MUST BE PROVIDED TO THE AVC FOR APPROVAL. FAILURE TO DO SO WILL RESULT IN A STOP WORK ORDER.**

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Please answer all questions. If a question does not apply, please indicate N.A. DO NOT leave any questions blank. Blank applications will not be considered by the A&V Committee.

RETURN THIS PAGE WITH ATTACHMENTS

DATE: _____

RESIDENT/OWNER: _____

ADDRESS: _____

BLOCK NUMBER: _____ **LOT NUMBER:** _____

TELEPHONE NUMBER: _____

RESIDENT EMAIL: _____

CHECK LIST:

1. CERTIFIED SITE SURVEY SHOWING LOCATION OF FENCE: _____

2. COPY OF CERTIFIED LETTER AND RECEIPTS ATTACHED: _____

3. PICTURE OF FENCE STYLE AND COLOR: _____

4. FENCE COMPANY: NAME, ADDRESS & TELEPHONE NUMBER:

COMMENTS _____

OWNER /APPLICANT SIGNATURE: _____