



Beringer Pointe

Homeowners Association

Architectural Control Committee

Standard Fence Guidelines

Date Adopted: **March 1, 2005**

Revision Date:

Introduction:

This document is intended to provide homeowners with a guideline for the construction of fences within the Beringer Pointe subdivision. The guidelines are not a substitute for obtaining Architectural Control Committee (ACC) approval for any specific fence construction. It is the intention of the ACC to provide rapid turn around for a homeowner request to construct a fence, however, the board of directors asks that all homeowners give the ACC a minimum of two weeks prior to start of construction to respond to a request.

All Beringer Pointe residents are subject to the “COVENANTS, CONDITIONS & RESTRICTIONS” contained within the covenants document filed by the Beringer Pointe Developer (Sierra Development) with the county on December 28, 1998. Essentially the covenants place the authority to approve or disapprove a request in the hands of the ACC. However, we intend to be consistent in such matters so that homeowners will have some idea as to what will be approved or not. These guidelines are a way of communicating in general terms what are acceptable or unacceptable in the construction of fences. Understand that each project must be reviewed as an individual case due to the terrain, lot grade, and the specifics of the requested project. Homeowners like to express their individuality in the way their home is decorated and landscaped, however, it is necessary for the overall good of the neighborhood to ensure some conformity to construction standards.

The following is a reprint of covenants Article II.5.b concerning fences.

Walls and Fences:

No fence or wall shall be erected, placed, or altered on any Lot nearer to any street than said minimum building setback lines or front of house unless the same be retaining walls of masonry construction which do not in any event rise more than 1' above the finished grade elevation of the earth embankment so retained, reinforced, or stabilized, except that this restriction shall not apply to fences or walls which have been approved by the Architectural Control Committee under the architectural controls appearing above in Article II, Paragraph 2. The exposed part of retaining walls shall be made of clay brick, natural stone, stucco, railroad ties, or veneered with brick or natural stone. No fence shall be erected using materials such as hog or chicken wire, barbed wire or other similar material. Chain link fences may be erected provided they are screened from street view by a wood privacy fence that is architecturally similar to the neighboring architect, and shall include planting as an integral component. *Street view shall mean the view from the iron pins found at the front street side of said Lot from pin to pin only.

Specific Restrictions:

- ❖ The covenants specifically require that “all” fence projects be approved by the ACC.
- ❖ The covenants specifically prohibit the use of “hog wire”, “chicken wire”, “barbed wire” or other similar material.
- ❖ The covenants specifically require that if chain link fence is to be used they must be screened from street view by a wood privacy fence.
- ❖ The covenants specifically require that all fences shall include planting as an integral component.

Adopted Standards:

The ACC has adopted the use of the following materials for fencing. The use of any of these adopted standards do not modify any “Specific Restrictions” as detailed by the covenant document. If and when any new fence material is desired a review by the entire Homeowner Association, board of directors will be required prior to construction.

All Fence Types:

- ❖ The height of a street facing fence may not be greater than 6 feet. The height of a street-facing fence may not be higher than 12” above that of the side and rear fence.
- ❖ The height of fences along the side and rear of the property should be a minimum of 4 feet, but not higher than the front or street facing fence.

Vinyl or Plastic Fence:

- ❖ Vinyl or plastic fence will not be approved for use within Beringer Pointe.

Metal Fence:

- ❖ **Chain Link:**
 - Chain Link may be used along the side and rear property line, but chain link with a black finish must be used.
- ❖ **Wrought Iron Fence:**
 - The use of wrought iron is approved however only with prior approval of the fence design by the ACC. Approval is on a case-by-case basis only. Prior approval of a similar wrought iron fences does not imply current approval.

Wooden Fence:

- ❖ **Ranch Fence:**
 - Ranch fence may be used along the side and rear property line
- ❖ **Split Rail Fence:**
 - Split Rail fence may be used along the side and rear property line, however it may only be used where the fence cannot be seen from the street view.
- ❖ **Stockade: (Cedar or Treated)**
 - Stockade wooden board fence may be used along the side, rear and front facing fence lines.
- ❖ **Dog-ear: (Cedar or Treated)**
 - Dog-ear wooden board fence may be used along the side, rear and front facing fence lines.