This addendum covers requirements for fences and free-standing walls.

Introduction

As with the intent of the landscape standards, the fencing standards are created to capture the overall look and feel of Erie Village. Decorative fencing, although not required, is strongly encouraged to complete and compliment your Erie Village Landscape.

These standards and requirements are not in lieu of, but in addition to, the residential building requirements already set forth by the Town of Erie.

All fence construction requires prior approval from the Architectural Review Committee (ARC) and should generally be submitted at the same time as your landscape site plan for approval.

All fences constructed after initial landscaping are subject to prior approval as well.

All fence construction requires pulling of a building permit through the Town of Erie and no construction may begin before your site has a valid permit and approval from the ARC.

These standards and requirements apply to all fencing on your property and are NOT limited to just front and side yards.

Please read these standards and requirements thoroughly or if you are using a landscape service, make sure they have read and understand these standards and requirements. Call any member of the ARC with any questions.

Variances and exceptions to the Erie Village unique standards may be granted by the ARC where deemed necessary and beneficial. The ARC may revise these standards, as it deems necessary. All requests for exceptions to these standards must be made in writing. Any exception granted will be considered unique and will not set a precedent for future exceptions being granted or denied.

General Requirements:

Every residential property owner is required to comply with the established standards.

To obtain approval, two (2) copies of the Fence plan [scale of 1” = 10’ or larger] and a completed Erie Village HOA Fencing Plan Submittal form are to be submitted to the ARC for approval. (One copy will be returned to you for your records.) Erie Village HOA
**Fencing Plan Submittal forms** can be obtained from the HOA management company, or by contacting any ARC or Board member.

Plans need to:

1. Include the owner’s name, site address and phone number. Include the landscape designer’s name and phone number (if one is used).
2. Be based on a site survey (plot plan) made of the house and lot after foundations are in place.
3. Include locations of all utility easements, right-of-ways and other legal restrictions.
4. Provide specifications for the fence including, but not limited to, the following:
   - Location of fence runs, height of fence runs, location and dimensions of gates,
   - materials being used to construct the fence (wood, PVC, wrought iron, etc.)
   - picket and post sizes, spacing and styles, color or finish.

**General Fencing Requirements:**

- Materials: wood, metal, vinyl – NO chain link fences permitted.
- Color/finish: white, grey, off-white, or black for wrought iron fences. Painted fences should be harmonious to the color of the home and are subject to approval.
- “Friendly” side of fence (no posts and rails) to be constructed so that the “less friendly” side (post and rails) faces inward towards your own property.
- Fence runs in front and side yards, as well as runs that border parks and open space, shall be a maximum height of 42 inches (3.5 feet).
- Fence runs in back yards or in between homes shall have a maximum height of 72 inches (6 feet) and a minimum of 48 inches (4 feet). Street facing fences in side yards shall be a minimum of 25 feet back from the front of the house.
- Fence runs that border parks and open space must follow specific rules as per the attached “Appendix E of the Development Plan” This includes fences facing drainage ditch areas.
- Neighbors with adjoining property lines should be in agreement of fencing styles and heights. However, the ARC will have the final say in disputes.
- Fence runs in front and side yards, as well as runs that border parks and open space, shall be open or more than 50% spaced, split or picketed.
- Gates must latch to stay closed when not in use.
- No above ground electric fencing will be allowed.
- Absolutely no chain-link fencing will be allowed.
- Note that the Town of Erie currently requires all fence runs along front sidewalks must be set back at least 12 inches (1 foot).
- Homeowner must secure a building permit from the Town of Erie before construction begins.
Requirements for fences that border open spaces shall be as follows:

- 4x4 posts, set 30” deep
- Posts 96” apart on center
- 2x6 rails, as illustrated
- Rails attached with 3” min deck screws
- All wood stained two coats Sherwin-Williams Leeward SW 3533 or equivalent

Mesh grid 2”x4” may be attached on the privacy side of the fence, at owner’s option.