

# Spring Acres Hills Home Owners Association Fencing Policy

## All Units

- All fences constructed within the boundaries of the Spring Acres Hills Home Owners Association will be reviewed, and approved or denied, by the Spring Acres Hills Home Owners Association Board of Directors based on style, construction materials, and placement on property.
- No fences are allowed in any common landscape easements, mostly found around the perimeter of the development.
- Fencing for the purpose of creating a "dog-run" is prohibited in all areas
- Variances from these rules can be considered on a case-by-case basis. Should the Board approve a variance to any of these specifications, that variance does not constitute a blanket approval for the same variance for all future projects. Replacement fences are subject to all rules as outlined herein regardless of the type, construction, or placement of fence removed.
- All fences shall be maintained in good repair and overall good condition at all times. Any damage, decay, vandalism or other state of disrepair (the cause notwithstanding) shall be remedied within a reasonable amount of time.
- Fences must adhere to all Carpentersville ordinances and a building permit(s) from the Village of Carpentersville will be required before the start of construction.

## Units 4, 5, and 6 (Chestnut and Neumann Homes Developments)

- Fences shall be five feet tall, except as noted below, and shall be constructed with the structural framing facing the property of the homeowner installing the fence.
- Fences shall be constructed no closer than 10 feet back from the front corners of the house or garage
- For homes on a corner lot, the fence must parallel the sidewalk along the side yard (secondary front-yard) and must be set-back a minimum of 15 feet, measured from the interior edge of the sidewalk. Consideration will also be given to the placement of the fence with regard to the impact to adjacent homes.
- Wood fences shall be of grade #1 red cedar wood (or better) construction
  - Fences shall be of picket (minimum 2 inch spacing between pickets) or shadow-box construction. No solid board or stockade fences will be allowed.
  - Fence colors are limited to natural cedar, weathered wood, gray, or tan.
- Wrought iron (or) wrought iron look-alike aluminum
  - Vertical bars shall be no larger than one inch by one inch.
  - The minimum spacing between vertical bars will be three inches.
  - Fence colors are limited to black or bronze.
- Homes in units 6 having a common border with unit 1 shall be of the following specifications:
  - Fencing and posts along the common border between the aforementioned units shall be no higher than 4 feet tall, sections of fence not adjoining Unit #1 can "step-up" to a maximum of 5' (over a 6' span of fence)
  - Type of fencing will be limited to picket style – cedar wood, grade #1 red cedar wood (or better)
  - Posts must be a maximum of 4" x 4" - French Gothic style top
  - Maximum board width of 4" with a minimum spacing between boards of 3" – straight top board (no dog-eared, etc.) – and cut in a convex style ('convex' means the pickets are arched across the section, highest in the middle and lowest at the two ends)
  - Fences cannot be stained or sealed and must be left to naturally weather.

## Units 1, 2, 3, and 7

- Fencing around the perimeter of any lot is prohibited. Fencing will be limited to the areas around an in-ground swimming pool and shall be placed no further than ten feet from water edge on three sides and no further than thirty feet from water edge on one side of the pool.
- Fences shall not be higher than five feet tall and shall be non-view obstructing at 90 degrees.
- Fencing material around in-ground swimming pools shall be limited to wrought iron (or) Wrought Iron look-alike aluminum, as outlined below
- Wrought Iron (or) Wrought Iron look-alike aluminum
  - Vertical bars shall be no larger than one inch by one inch. The minimum spacing between vertical bars will be three inches.
  - Fence colors are limited to black or bronze.