

BRICKHOPE PLANTATION FENCE GUIDELINES

August 16, 2007

Revised November 2012

All fences must have an Architectural Control Committee (ACC) written approval* in the form of an approved Brickhope Plantation Architectural Control Committee Request form. Please contact Community Management Group (CMG) at 843-795-8484 or via their website at www.cmgcharleston.com for an ACC request form. In addition to the form, a site plan (please use final survey from your closing package) denoting the location of the fence together with information as to existing fences erected on adjacent properties must be provided. Application for fence will need to include a \$250.00 compliance deposit payable to Brickhope Plantation. Upon completion of fence install you will need to contact Community Management Group (CMG) to schedule a compliance inspection. Once the installed fence has been approved your compliance deposit will be returned. You may fax or mail your completed ACC request form and accompanying data to CMG at 843-795-8482 or Brickhope Plantation; 349 Folly Road, Ste. 2B; Charleston, 29412.

1. Fences are to be constructed of cedar, redwood, or pressure treated pine. No vinyl, wrought iron, or chain-link fences are allowed.
2. Fences are to remain “natural” and cannot be painted or stained. Clear coats or sealants are allowed and encouraged.
3. Fences are to be a standard height of 72 in. and are to follow “the lay of the land.”
4. Fences on corners, lakes, and commons areas (HOA areas) are to be 48 in. high and are to follow the “lay of the land” unless otherwise specified.
5. Fences that are on corner lots are to be 48 in. high where facing the street and can be 72 in. high in the rear (with ACC approval) and opposite side if the 72 in. high fence does not obstruct the view from a driveway or at an intersection.
6. Fences that back up to ponds and/or lakes are to be 72 in. high tapering to 48 in. in the rear.
7. Fences that back up to the open common area in Liberty Village Phase 1 are to be 72 in. high tapering to 48 in. in the rear.
8. All homes that back up to Montague Plantation Road are allowed to construct a fence with a standard height of 72 in. unless otherwise specified.
9. All 72 in. tall fences are to be privacy style (see attached detail).
10. All 48 in. tall fences are to be a traditional (2-4 in. wide picket with 2-4 in. space between the pickets) picket style (see attached detail).
11. The crossbeam structure and vertical supports must not be visible from any street or adjacent properties (must face inside toward yard making the outside face the finished side).
12. Gates must be constructed with material that matches fencing material. Appropriate hardware for gates must be used and maintained in like-new condition.
13. Fences may not impede the natural water flow and must be a minimum of **3 in.** above finished grade. A fence may not obstruct a drainage ditch, catch basin, drainage swale, storm sewer or storm drain. To fence-in a drainage easement, written approval from Berkeley County (in the form of an Encroachment Permit) is required. The letter from the County granting permission must be attached to the ACC request form when submitted. If Berkeley County or any other applicable municipality or entity is required to access a homeowner’s fenced-in drainage easement, the fence will be removed at the expense of the homeowner and the County/municipality will not be responsible for re-installation of the fence.
14. Fences are to be installed “right on” the property line, no side yard gaps – no setting inside the property line. Owners are encouraged to have a licensed surveyor stake the fence line to ensure proper placement.
15. Fences are to extend from the rear property line to between one-third and one-half up the side of the house. Variances may be approved or denied at the discretion of the ACC.
16. Fences in front yards are prohibited.
17. If the lot adjacent to your lot already has a fence in place, your fence is required to “butt-up” to the existing fence. Be sure that the existing fence is installed “right on” the property line.

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18. Fence installation must be completed within two weeks after initiation. Homeowner must contact Community Management Group (CMG) after completion to schedule a compliance inspection.

**In accordance with Article VIII of the recorded Declaration of Covenants, Conditions, Restrictions and Easements for Brickhope Plantation, the ACC reserves the right to approve or deny any ACC request "...which the ARC determines is not suitable or desirable in its opinion for any reason..." In addition, "The approval of the ARC of any proposals or plans and specifications or drawings for any work done or proposed ... shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar plans, proposals or specifications, drawings or matter whatever subsequently or additionally submitted for approval or consent."*

I, the owner of the below property, hereby apply for written approval to make the attached exterior alterations or changes to my property. I will follow all Architectural Guidelines above and will make any corrections at my own expense if the guidelines are not followed.

Homeowner Signature: _____ **Date:** _____

Property Address: _____

72" PRIVACY FENCE

48" PICKET FENCE

