

# JASMINE GATE AT BOLTON'S LANDING FENCE GUIDELINES

November 2012

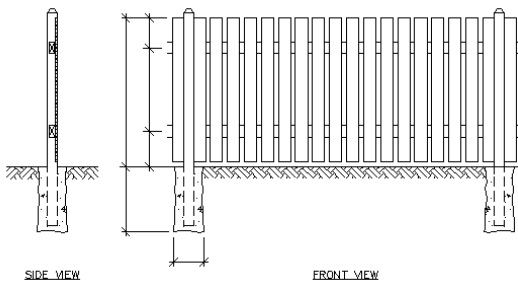
All fences must have Architectural Control Committee (ACC) written approval\* in the form of an approved Jasmine Gate at Bolton's Landing Architectural Control Committee Request form. Please contact Community Management Group (CMG) at 843-795-8484 for an ACC request form. In addition to the form, a site plan (please use the 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. You may fax your completed ACC request form and accompanying data to CMG at 843-795-8482.

1. Fences are to be between 48 in. and 60 in. tall traditional picket (2-4 in. wide picket with 2-4 in. space between the pickets) style (see attached detail for wooden fences) and are to follow "the lay of the land."
2. Fences are to be constructed of cedar, redwood, pressure treated pine, or wrought iron. No vinyl or chain-link fences are allowed.
3. Fences are to remain "natural" and may not be painted. Wrought iron fences must be black. Clear coats or sealants are allowed on wood fences and encouraged with prior ACC approval.
4. 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).
5. Gates must be constructed with material that matches fencing material. Appropriate hardware for gates must be used and maintained in like-new condition.
6. Picket fences may have a negative scallop and said scallop shall not be lower than one foot below the top of the fence.
7. Fences may not impede the natural water flow. 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 the City of Charleston (in the form of an approved Encroachment Permit) is required. The letter from the City granting permission must be attached to the ACC request form when submitted. If the City of Charleston 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 City/municipality/entity will not be responsible for reinstallation of the fence.
8. Fences are to extend from the rear property line up to the rear corner of the house. Fences may not extend towards the street past the rear corner of the house. On corner lots, fences may not extend towards the street past the street-side of the house.
9. Fences are to be installed "right on" the property line, no side yard gaps – no setting inside the property line.
10. Fencing around driveways and detached garages: due to the numerous possible configurations of driveways and detached garages behind the houses at Jasmine Gate, fence layouts as they relate to connecting to garages, crossing (with gates) driveways and requests to not fence "right on" the property line will be evaluated on a case-by-case basis by the ACC. If a homeowner is approved to place his or her fence inside their property line, the homeowner will still be responsible for maintaining their property outside of the fence and the ACC may require that the homeowner install a gate to access said property.
11. Fences in front yards are prohibited.
12. Homeowners applying for fences on their lot adjacent to a lot with an existing fence will be required to "tie-in" to the existing fence.
13. Fence installation must be completed within two weeks after initiation. The property owner must contact Community Management Group after their fence is completed to schedule a fence compliance check. Once the inspection is completed and the fence approved, the \$250.00 fence compliance deposit will be returned to the property owner.

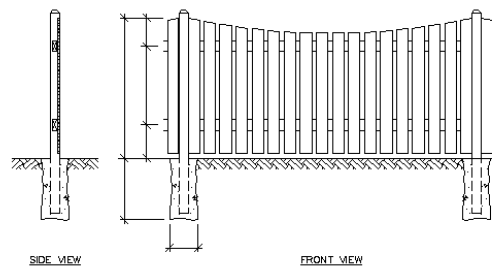
(continued)

*\* In accordance with Article VI of the recorded Declaration of Covenants, Conditions, Restrictions and Easements for Jasmine Gate, the ACC reserves the right to approve or deny any ACC request "...based on any ground, including purely aesthetic conditions, which in the sole and uncontrolled discretion of the Architectural Control Committee shall seem sufficient." In addition, "Approval for use in connection with any Lot of any plans and specifications shall not be deemed a waiver of the Architectural Control Committee's right, in its discretion, to disapprove similar plans and specifications or any of the features or elements included therein if such plans, specifications, features or elements are subsequently submitted for use in connection with any other Lot."*

The following fence details have been reused with permission from the American Fence Association [www.americanfenceassociation.com](http://www.americanfenceassociation.com).



○ **4' SPACED PICKET FENCE DETAIL**  
STYLE : TOE NAIL



○ **4' SCALLOPED SPACED PICKET FENCE DETAIL**  
STYLE : TOE NAIL  
NOTES:



PROJECT:

SUBMITTED BY:  
DATE:



PROJECT:

SUBMITTED BY:  
DATE: