

SOUTH POINTE ESTATES FENCE GUIDELINES

All fences must have Architectural Review Committee (ARC) written approval* in the form of an approved South Pointe Estates ARC Request Form. Please contact First Residential at 843-795-8484 for an ARC Request Form. In addition to the Form, a site plan (please use the final survey from your closing package) denoting the location of the proposed fence together with information as to existing fences erected on adjacent properties must be provided. You may email your completed ARC request form and accompanying data to First Residential at southpointe.sc@fsresidential.com.

ACC Request Forms for fences will require a \$250.00 compliance deposit check payable to South Pointe Estates Homeowners Association, Inc. Upon completion of fence installation, please contact First Residential to schedule a compliance inspection. Once First Residential confirms that the fence has been installed as approved, the compliance deposit will be returned.

1. Fences are to be constructed of cedar, redwood or pressure treated pine. No vinyl or chain-link fences are allowed. Wrought iron or black aluminum may be considered in special circumstances.
2. Fences are to remain “natural” and may not be painted or stained. Clear coats or clear 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 property lines abutting roadways, ponds, HOA areas or where concerns exist over site visibility (e.g. intersections, driveways, etc. as determined by the ARC) are to be 48 in. high and are to follow “the lay of the land.”
5. Transitioning (tapering) between 72 in. tall fences and 48 in. tall fences is permitted over a minimum/maximum distance of 6 ft/8 ft.
6. All 72 in. tall fences are to be privacy style (see attached detail).
7. 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). Upon request, the ACC reserves the right to approve a 48 in. tall privacy fence where a 48 in. tall picket fence may be less desirable.
8. 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).
9. Gates must be constructed with material that matches fencing material. Appropriate hardware for gates must be used and maintained in like-new condition.
10. 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 the Town of Summerville (in the form of an approved Encroachment Permit) is required. The letter from the Town granting permission must be attached to the ARC request form when submitted. If the Town or any other applicable agency 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 Town or agency will not be responsible for re-installation of the fence.
11. 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.
12. 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 ARC.
13. Fences in front yards are prohibited.
14. 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.
15. **Fence installation must be completed within two weeks after initiation. Homeowner must contact FIRST RESIDENTIAL after completion to schedule a compliance inspection.**

In accordance with the Association’s documents and Architectural Review and Guidelines in the Covenants, Conditions, and Restrictions, I hereby apply for written approval to make the attached exterior alterations or changes to my property. I will follow all Architectural Guidelines and will make any corrections at my own expense if the guidelines are not followed.

Homeowner Signature: _____ **Date:** _____

Property Address: _____

** In accordance with Article ??? of the recorded Declaration of Covenants, Conditions, Restrictions and Easements for South Pointe Estates, the ARC reserves the right to approve or deny any ARC 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 Review 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."*