

SANDPINES AT WESCOTT FENCE GUIDELINES

Revised November 2019

All fences must have Architectural Control Committee (ACC) written approval in the form of an approved Sandpines at Wescott Architectural Control Committee Request form. The ACC Request Form is available online at: <http://fsresidentialcharleston.com/sandpines/>. In addition to the form, a site plan (please use the final survey from your closing package or newer) denoting the location of the proposed 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 (if any) to the management office at 843-795-8482.

1. Fences are to be constructed of cedar, redwood or pressure treated pine. Vinyl or composite material may be used, but must follow the intent of paragraph 2 below, and be natural wood, cedar or redwood in appearance (No white, gray or black vinyl). No wrought iron or chain link fences are allowed.
2. Clear coats, stains, or sealants are allowed and encouraged; these should retain the color of the approved constructed wood types.
3. Fences are to be either 72 inches or 48 inches high. All fences should follow the "lay of the land."
4. Fences on pond lots must be 48 inches high along the rear and sides (Side fences between adjacent houses are to be 48 inches high.). Only the fence front that extends from the home may be either 48 or 72 inches high.
5. Fences on property lines that run parallel along street sides are to be 48 inches high along the side facing the street only.
6. Fences between adjacent lots must be 48 inches or 72 inches high on all non-pond lots.
7. The crossbeam structure and vertical supports must not be visible from any street or adjacent properties.
8. Gates must match the fence.
9. Fences shall not be installed in "HOA Maintenance Easements", "Sign and Landscape Easements" or "Dominion Energy Easements".
10. Fences may not impede 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 North Charleston (in the form of an approved Encroachment Permit) is required. The letter from the City of North Charleston granting permission must be attached to the ACC request form when submitted. It is the

applicant's responsibility to insure an Encroachment Permit is approved by the City of North Charleston.

11. Fences are to be installed "right on" the property line, no side yard gaps - no setting inside the property line, unless mandated do to an easement. The only exceptions are the fence section fronts that extend out from the house to the property line.
12. Fence fronts shall extend from the property line to the side of the house at the point between one-third and one-half up from the rear of the house. In some cases where adjacent houses are not aligned or parallel to each other (i.e. corner lots or cul-de-sac lots), fences will need to extend from the applicant's house to meet with the adjacent home's fence at a location that doesn't exceed 1/3 up the side of the adjacent house and the fence extension from the house should meet the corner of the existing adjacent house fence if possible.
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 attach 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.