

# HOA Architectural Control Committee

## Fence Guidelines:

- Only Wooden Fences are permitted\*\*  
\*\*Black aluminum fencing *may* be considered for the rear section of fencing on Lots that abut Common Area, wooded areas, or ponds (not Lots that backup to other Homeowner yards).
- The Owners must complete an Architectural Application and receive approval prior to the installation of the fence.
- The Wooden Fence must be six (6) feet in height, over-scalloped style, with exposed post with caps and trim (see image below).
- The fence must be constructed on-site. Prefabricated panels are prohibited
- All unfinished sides of the fence and all gates must face the interior of the Lot
- The fence and gate must remain the natural wood color; a clear sealant is permitted. All colored stains must be submitted and approved prior to application.
- The fence may not come forward more than two thirds (2/3) depth of the home.

Note: No fencing is allowed to run parallel to a neighboring fence, it is required that the fence be installed **no greater** than six (6) inches from the property line. (In accordance with Section 2.27 of the Declaration which allows for a “Fencing Easement” and therefore you may connect to the existing fence whether authorization is given or not by the neighboring fence owner at a distance of no more than 18” on the adjoining property. This easement applies only to an existing fence on an adjoining lot or common area).

## Application Process:

1. Applications can be requested by contacting the Association’s Management Company by email at [architectural@mjsmgt.com](mailto:architectural@mjsmgt.com).
2. Please include the following items when submitting your application:
  - a. Completed Application
  - b. Individual Lot Plat or Site Plan with the proposed fence location drawn or otherwise indicated
  - c. A sample photo of the fence to be installed
  - d. Application Fee of \$20.00
3. Applications are reviewed upon receipt of all required documentation. Please allow two to four weeks for processing.

## Sample Photos:

