

Will-O-Wisp Metropolitan District
Standard for Fences
Amended June 13, 2013
(Amendments in blue)

Construction of fencing must fall within the guidelines stipulated herein:

1. The design must be applied for and approved by the ACC prior to any construction, and must be limited to the types presented below.
2. Prior to any construction, and upon approval by the ACC to commence construction, the UNCC must be notified and must flag the affected property to locate any buried utilities. Subsequent digging shall be conducted in accordance with safe consideration of UNCC findings, and no digging shall commence until such UNCC flagging has been accomplished.
3. All fence and components thereof must be situated consistent with any pre-existing setbacks or clearances from public right-of-ways and utility easements. No fencing materials, foundations, etc., may encroach upon or be located within established setbacks or easements.
4. The fencing must be solely on the erecting owner's side of the property line, respecting any pre-existing legal setbacks, and totally within the confines of the erecting owner's property. All foundation, posting and support structure for the fence shall be located on the erecting owner's side of such fence, except as may be noted below, and no gate may swing, and no fence top pickets may angle, beyond the confines of the erecting resident's property into any easement, setback, public right-of-way, common area, or adjoining property.
5. Wire fencing components shall be neatly strung or stretched, vertical, not leaning perpendicular to the fence line, and not sagging nor bowed inward or outward. Posts shall be plumb vertical.

Chain Link: The fence must be constructed of LLDPE-coated, bonded vinyl-coated, or polyethylene, or powdercoated steel, and the color shall be consistent with those colors approved for such fencing by the ACC: Brown or green. The fence fabric, supporting hardware, gates and accouterments must be all the same color, and must be maintained against chipping, flaking, etc., so as to present a neat and well-kept appearance at all times. Neither uncoated galvanized steel fence components nor plastic fabric are acceptable: The chain link fabric must be coated steel. The top of the fence must follow a straight sight-line (not necessarily horizontal) irrespective of topographical ground variation at its base, and at no point may exceed a height of 4' from ground level, including any fence-top appliances or appurtenances. Fence top barbed, razor wire or electrified strands on vertical or angled standoffs are not permitted.

Split Rail: Two (2) or three (3) rails are acceptable. Maximum height of post is 4 feet. Wire can be attached on the inside of the fence facing the resident's house only. The wire must be attached with staples only. Bent nails and similar materials are not acceptable. Wire must be field wire with openings no smaller than 2x4 inches. Chicken wire and chain link are not acceptable in this application. Plastic fences of this type are not acceptable. A neutral color waterproofing stain or sealer is highly recommended for protection and should match the house on the property.

Picket: Maximum height of either 4x4 inch posts or pickets is 4 feet. Minimum spacing between pickets is 2 inches. Maximum height of 4 feet will be permitted. Plastic fences of this type are not acceptable. A neutral color waterproofing stain or sealer is highly recommended for protection and should match the house on the property.

Friendship or Shadow Box: This fence type consists of 2x4 inch rails between 4x4 inch posts and vertical slats that are 1 inch deep. Slats may be 4, 5, 6 and 8 inches wide and must alternate from inside to outside. The edges of each staggered board must be even with each other and not overlapping. Maximum height of 4 feet will be permitted. Plastic fences of this type are not acceptable. A neutral color waterproofing stain or sealer is highly recommended for protection and should match the house on the property.

Post and Rail: Two (2) or three (3) rails are acceptable. This fence type consists of 4x4 inch post with rails between the posts. Rail dimensions can be 4x4 inch rough-cut, 1x6 inch board lengths or round lengths approximately 4 inches in diameter. Board rails can be attached either on the front or back of the fence. Favored and acceptable are the pre made fences with posts and pre-drilled holes centered and ready for the rail insertion. Maximum height of post is 4 feet. Plastic fences of this type are not acceptable. A neutral color waterproofing stain or sealer is highly recommended for protection and should match the house on the property.

Lattice: This fence type consists of a weave of thin boards approximately 1.5 inches wide and commonly purchased in 4x4 or 4x8 foot sections. Use of this is permitted only in and around lower decks for privacy, in conjunction with both the appropriate top, bottom and edge rail treatment. Not acceptable would be unsupported sections nailed between deck posts. Plastic fences of this type are not acceptable. A neutral color waterproofing stain or sealer is highly recommended for protection and should match the house on the property.

Stockade: This type of fence is a solid fence, constructed from 4x4 inch vertical posts ranging from 4 to 6 feet on center connected by horizontal 2x4 or 4x4 inch rails. The facing, is covered with vertical slats measuring 3 to 6 inches with no gap. *This fence will be the only exception for homes directly adjacent and parallel to Hwy 285 for privacy and sound mitigation purposes and is only allowed on the one side of the property, parallel to hwy 285.* Maximum height of 6 feet will be permitted. Plastic fences of this type are not acceptable. A neutral color waterproofing stain or sealer is highly recommended for protection and should match the house on the property. Special attention to maintenance must be observed to ensure the integrity of this highly visible fence and the overall look to the neighborhood as presented from both sides.

Dog Runs: Dog runs may be constructed, subject to prior approval by the ACC, provided that the following conditions are met. Dog runs...

1. shall be limited in area to that necessary for proper care of the dog(s), may not encompass more than two sides of any structure, and must consist of only a single portion of the property.
2. shall not be higher than necessary to properly contain the dog(s), and may in no case exceed 6' in height.
3. may not be constructed on the street side or front side of any structure.
4. shall be as inconspicuous as possible as viewed from adjacent street(s).
5. shall be built with materials and in accordance with construction methods outlined in this Standard for Fences.
6. may not encroach upon setbacks, easements, common areas or neighboring properties.
7. may, at the discretion of the ACC, require complete removal prior to sale or abandonment of the property on which constructed, or if the animal(s) for which constructed are no longer in residence.
8. must be kept in good repair.

