

Perimeter, Animal & Decorative Fencing Aesthetic Design Guideline

3/31/2015

This Guideline provides general criteria with regard to the aesthetic design of perimeter, animal and decorative fencing that is observable from streets adjacent to properties. The rationale for establishing this Guideline are as follows: 1) For the past several years the question posed most often to the Architectural and Environmental Review Committee has been in regard to the aesthetic design of fencing as observed from the street, 2) Five separate areas of the Covenants touch on the topic of fencing but unfortunately none of them provide definitive guidance as to specific aesthetic design criteria, and 3) In the interest of creating a level playing field for all property owners, and in preserving the native woodland character of Glacier Hills (as required by the Covenants) the Committee believes it is in the best interest of the Community to adopt general aesthetic design criteria. Input was solicited from all property owners of record on a draft version prior to the March 2015 homeowners association meeting. It is fully incorporated within this Guideline. Based on the feedback received both prior to the homeowners meeting, and discussion at the same meeting, this Guideline was affirmed.

General Criteria:

- 1) All existing fencing built/installed prior to March 31, 2015 is grandfathered. It is not subject to new criteria provided it was previously approved and continues to remain in compliance with all previously existing Covenants governing fencing.
- 2) Aesthetic Design Principles and Guideline Criteria for Future Installations:
 - a. The focus of this Guideline is on establishing aesthetic design criteria for that portion of fencing visible from streets adjacent to properties.
 - b. This Guideline does not seek to impose these design/aesthetic criteria upon that portion of fencing not viewable from streets adjacent to properties. In the spirit of fostering harmony within the community, however, it is the hope and recommendation of the Committee, that property owners will inform owners of adjacent property of plans to install new fencing along joint property lines.
 - c. In an attempt to coalesce the various areas of the Covenants that do touch on the topic of fencing the Committee believes the following criteria are logical and consistent with what already exists with regard to general building standards. Net, the general design and aesthetics of fencing should:
 - i. Be visually consistent with maintaining an upscale image for the overall development.
 - ii. Enhance the natural beauty and rustic woodland character of the overall development.
 - iii. Be in keeping with the architecture of buildings located on a property and the overall development in general.
 - iv. Support good wildlife habitat and not hinder wildlife migration corridors.
 - v. Be kept in good repair and maintenance.
 - vi. Exhibit an earth tone/rustic color palette. Not white, shiny nor metallic in color.
 - d. In terms of physical design the street view portion of fencing should generally be of, or similar in appearance to, wooden post and rail fencing. Examples include, but are not limited to, Rail Pole, Split Rail, Jack Post and Kentucky Rail designs. See the attached example pictures.
 - e. Fencing should not exceed six feet in height as measured at the top rail. This is consistent with not hindering natural wildlife movement corridors (e.g. movement of elk and deer).
 - f. Fencing may be lined with low visual impact cage wire, electric or barbed wire to retain domestic animals or pets belonging to the owner. Lining may not detract from the overall impression that the fence is predominantly similar in appearance to wooden post and rail. Lining may not extend above the top rail.
- 3) The Committee may approve alternate aesthetic designs or materials in cases where the property owner demonstrates undue hardship. However such fencing may need to be fully screened from view at the time of construction. Separately, it is expected that privacy fencing will be limited in scope and blend into the overall design of a home (e.g. to screen a hot tub).
- 4) None of the above is meant to imply that the Committee is an expert with regard to prudent construction techniques, nor applicable building codes, nor other local or state requirements. Owners retain the sole responsibility to insure all applicable requirements are met. An example might include safety-fencing requirements for swimming pools/outdoor spas, etc.

Example Pictures

Rail Pole



Split Rail



Jack Post



Kentucky Rail *



*An example of cage wire lining can be seen in the Kentucky Rail picture