

Architectural Review Committee (ARC)
Evaluation Guideline
January 30, 2014

Fencing

General Considerations

In order to maintain the open character of Sierra West, the use of fences should be limited. Wherever possible, alternatives such as plants should be used to define boundaries and create privacy. Fences should have minimal visual impact on neighboring properties. The fence must be well designed, well-constructed and compatible with the architecture of the home. According to the Covenants, Conditions and Regulations, (CCR) all fencing projects require review and approval by the ARC.

Guidelines from CCRs

Section 5.28 – Lot Fencing

- *Fences may be built to the side and rear property lines and to the public right of way line.*
- *Approved materials for fences or walls are: All fences or walls (other than building walls) shall be constructed of the following materials: wood, wire, masonry, metal, or vinyl construction.*
 - *However, any Wire fencing or vinyl materials used must be of good quality construction and appearance and must be approved by the Architectural Review Committee prior to installation.*
 - *Wooden privacy or chicken wire fences are strictly prohibited.*
 - *Chain link fences are acceptable provided they are vinyl coated in an earthen, green or black color and no more than four feet in height.*
 - *All wooden fences must be approved by the Architectural Review Committee prior to construction and shall be constructed of cedar, redwood, or treated or painted lumber.*
- *All fences shall be maintained in a fully repaired and presentable manner.*
- *Side yard fences shall be a minimum of 42 inches in height.*
- *Hot fencing is acceptable for interior Lot fencing in conjunction with a permanent net wire and T post perimeter fence or other construction approved by the Architectural Review Committee.*
- *No private fencing or walls shall be allowed on lots where Association fencing has been erected in landscape/hardscape easements, without Architectural Review Committee approval.*

(Added by Amendment in April 2007)

- *All wire fencing, whether chain link or otherwise, must be vinyl coated in an earthen, green or black color, and no more than four feet in height.*

ARC Interpretive Guidelines

- Wherever possible, gates shall match the design, material, color and construction of the fence.
- Prefabricated “ranch style” metal gates may be used for larger openings intended for vehicle access.
- Metal gates should be painted earth-tone, dark green, or black.
- Wood fences may be left natural, stained, or painted as approved by the ARC.
- The finished side should face the street or exterior of the property.
- All chain link fences must:
 - ✓ be at least a standard 12 gauge wire
 - ✓ vinyl coated in earth-tone, dark green or black
 - ✓ no more than 4 feet high
- Fences constructed from wood, such as split rail, wood corral, etc. may have a wire mesh component (e.g. for securing pets). This wire must:
 - ✓ Must be made from 14 gauge wire or thicker.

- ✓ Be galvanized, or vinyl coated earth-tone, dark green, or black
- ✓ Have a rectangular weave
- ✓ Be installed on the inside of the fence if not sandwiched between the rails and posts
- ✓ Not extend above the top rail
- ✓ Not use “chicken wire” or similar light gauge wire as this is not permitted according to CCR 5.28

Submission Requirements

A Plan Review Application must be submitted, which includes:

- A scale lot plan showing the position of the fence and gates relative to the home, other structures, and property lines.
- A detailed description of material and style of the fence (a picture of the type of fence to be installed is helpful), including pertinent measurements such as height, and post/rail spacing.