

Rafter J Ranch

Rules and Regulations for a Residential Fence

1. All new fence proposals must be approved by the Design Committee.
2. A completed fence application, \$25.00 review fee, a sketch of the fence design, and a site plan drawn to scale shall be submitted to the Design Committee for approval. Site plan shall clearly show lot number, property lines, house, garage, driveway, location of existing trees on property, and proposed location of fence improvements. Plans must be submitted to the office no later than noon on the last Friday of the month prior to the meeting. Also, submit a digital copy of your plans to office@rafterj.org.
3. No fences shall be constructed forward of the front face of the primary structure of any lot.
4. Maximum fence height shall be 5 feet when located in setback areas or along property line. Maximum fence height shall be 6 feet when located in the building envelope area. Fence height shall be measured vertically from finish grade to the top of the boards.
5. All fences shall be of wood construction unless specifically approved otherwise by the design committee.
6. All fence support structure shall face to the inside of owner's lot and finish side of fence shall face the neighboring property.
7. A minimum one-inch gap between wood boards shall be provided when located in setback areas or along property line.
8. No wire or chain link fencing of any kind shall be permitted.
9. Fence color shall match house color unless specifically approved otherwise by the design committee.
10. Property corners and property lines shall be located and marked prior to construction and fence shall be placed entirely on owner's side of property line.
11. The design committee may approve metal wrought iron fence designs, however minimum metal member cross-section dimension shall be 3/4 inch and maximum height of metal fence shall be 4 feet.

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Application for a Residential Fence

Owner's name(s): _____

Lot number: _____ Street address: _____

Proposed height of fence: _____

Proposed fence materials: _____

Proposed fence color: _____

Tree removal: _____ Yes _____ No

I have read the Rules and Regulations for a Residential Fence attached to this application.

Signature of owner(s)

date

telephone number

Design Committee approval: **date:**

By: _____

By: _____

By: _____

Town Home Association approval: **date:**

By: _____

By: _____

By: _____