

## **Guidelines for Fences.**

The Architectural Control Committee and the Board of Directors shall determine the final placement of all fences based on aesthetics and appearance from the public view. All fencing must be maintained in an “as new” aesthetic and safe condition. See also Section 6.1 of the Covenants.

Front yard fencing is prohibited.

Application for a fence must follow the Guidelines for Architectural Control posted on the Dunedin HOA website. <http://www.neighborhoodlink.com/Dunedin>

Fencing will only be approved for rear yard installations. Fencing can detract from the open character of Dunedin and may have both a visual and a physical impact on adjoining property. Careful consideration must be given to the fencing concept and execution. If privacy is desired, this must be addressed through approved landscaping. The HOA must still approve the screening type.

It is the homeowner's responsibility to ensure that all fencing complies with both Mecklenburg County and The City of Charlotte Zoning and Building Ordinances and Code. The current Charlotte Building Code restricts the height of a fence to 5 feet unless it is part of a zero lot line subdivision, then it may be up to six feet. Finished sides of the fence shall face the abutting property.

Positioning of fencing close to the property line requires very accurate measurements using established points of reference. Because of this fact, it is required that the homeowner has a recent professional field site survey done with lot lines marked. The Storm Drainage Easement, if applicable, must be noted on the survey for property. The field survey of the property must be based upon the Dunedin HOA recorded map in Book 36 page 548 recorded on 9/20/2001; the Storm Drainage Easement in Map Book 30534 page 515 recorded on 11/3/2016 and the Permanent Easement in Map Book 21371 page 64 recorded on 11/17/2006. The proposed location of the fence on the property must be noted in relationship to lot lines, easements and any other structures on the property. If an installed fence is found to be not in accordance with the indicated recorded maps, the petitioner will be responsible for all costs incurred to locate the fence to an approved area. The maps may be obtained from the Mecklenburg County Register of Deeds at: <http://meckrod.manatron.com/RealEstate/SearchDetail.aspx>.

From July 2019, all fences must conform to the following standards. Any fence approved prior to July 2019 is considered grandfathered and may be maintained and repaired according to the previous approved materials. Vinyl or plastic fences are not allowed. A Composite Decking material (like Trexdeck) may be allowed to replace existing wooden fences. If an existing fence is significantly repaired, a 60 inch gate must be installed. Any replacement fence will be required to follow the Guidelines for Architectural Control of Dunedin and will be required to go through the approval process. All stand alone fences must be installed six (6) inches from the

property line, designated Storm Drainage Easement and the Permanent Easement. A waiver from the property line six inch rule may be granted when adjacent property owners agree to a mutually shared fence. An application from both property owners must be submitted simultaneously.

New fences must be constructed of Ironcraft Black Fence Panels Berkshire Deluxe obtainable at Lowes. Panels are 52 inches high and 72 inches wide. All panels are to be at least two (2) inches from the ground to allow for the overland flow of water. The Berkshire Gate that is 60 inches wide must be installed. From July 2019 forward all fences must have a gate at least 60 inches wide to accommodate lawn and aeration equipment. If the Berkshire panels become unavailable, the board of directors will select a new standard that closely resembles the Berkshire panel. See picture of Berkshire Fencing below.

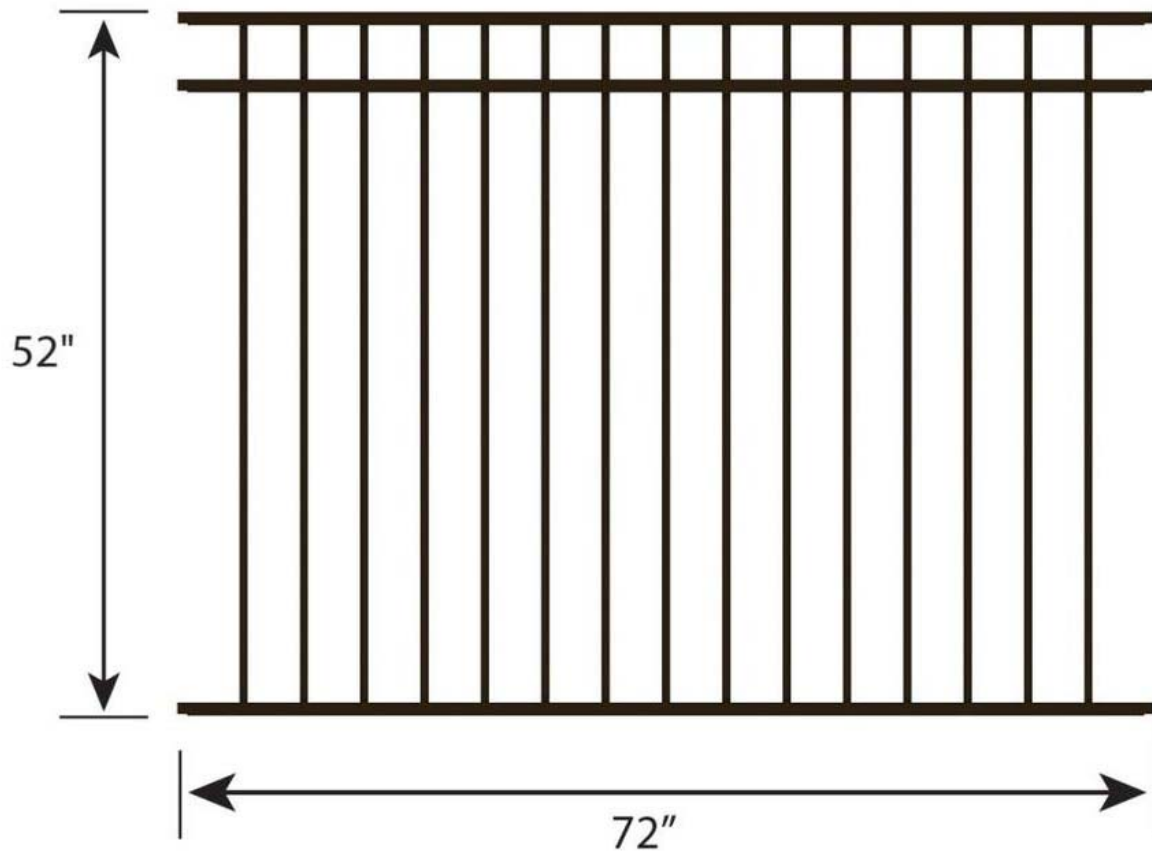
A copy of the plot plan showing the proposed location of the fence and its relationship with the applicant's house is to be submitted with the request for architectural approval as part of the applicant's completed application.

Invisible Fences ("Invisible" electronic pet fence ) must be installed to meet minimum setbacks from the homeowner's property lines which are front: 10 feet from the curb edge, sides: 3 feet from the side property line, rear: 3 feet from the rear property line.

The homeowner may not use a fenced yard for open storage of items that are not traditionally found in rear yards.

A neighbor acknowledgment Form that should be signed and included with your request is in Attachment 3.

Berkshire Deluxe Black Fence:



Link to Lowes Web Site.

<https://www.lowes.com/pd/Ironcraft-Actual-4-3-ft-x-6-ft-Berkshire-Deluxe-Black-Powder-Coated-Aluminum-Decorative-Metal-Fence-Panel/4005907>

**DUNEDIN HOMEOWNERS ASSOCIATION**

**ATTACHMENT 3**

**Acknowledgment Form: Abutting Property Owner**

Date: \_\_\_\_\_

I understand that my neighbor(s) residing at \_\_\_\_\_  
\_\_\_\_\_ plans to install a fence.

1. I have reviewed the proposed plan and have the following concerns: \*

\_\_\_\_\_  
\_\_\_\_\_

2. I have reviewed the plan and grant permission for them to tie into my fence.

\_\_\_\_\_ Yes    \_\_\_\_\_ No    \_\_\_\_\_ Not Applicable

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Spouse: \_\_\_\_\_ Date: \_\_\_\_\_

A Neighbor Acknowledge Form must be signed and included in the application for a fence.

\*Homeowners' may attend and speak at the board meeting when the application is reviewed.