

# **SCHIEVELING PLANTATION HOA**

## **ARB Standards And Guidelines**

### **1.4 Purpose of Standards and Guidelines [as per ARB Standards and Guidelines]**

The primary purpose of the covenants and restrictions and the foremost consideration in their origin has been the creation of a community which is aesthetically pleasing and functionally convenient.

### **1.5 Definition of a "Standard" and "Guideline" [as per ARB Standards and Guidelines]**

A "*Standard*" is a specification or requirement which the ARB must insure full compliance. A waiver to deviate from a Standard will require a recommendation by the ARB and approval by the Directors.

A "*Guideline*" is a criteria to be used by the ARB in reviewing proposed construction activities. The Guidelines formed by these criteria is to insure a high level of consistency and equity in the action by the ARB in all instances. The Guidelines also present to owner and architects the design and aesthetic expectations of the Homeowner's Association.

## **20. FENCES, WALLS AND SWIMMING POOLS [as per Declaration Of Covenants and Restrictions For Schieveling Plantation]**

No Fence or patio whatsoever shall be erected or allowed to remain in the Subdivision except as approved by the Developer or the ARB in its sole discretion, except those erected by the Developer in Common Areas. Said fences and patio fences shall be allowed only after obtaining prior written approval of the Developer.

## **Fence Requirements & Documentation**

Given the requirements and authority listed above, the Schieveling HOA has chosen to establish the following rules and requirements for the installation, repair and maintenance of fences in the neighborhood acting through the Schieveling Architectural Review Board (ARB):

**An application and fee are required and must be completed and presented to the ARB prior to installation of any fence. Approval by the ARB must be received prior to installation of any fence.**

1. Fences on non-corner lots must come no further forward than the rear corner(s) of the house. Houses on corner lots have some leeway due to house placement. All fences must be inside your property lines and outside any wetlands area.
2. The finish side of the fence must face the outside of your property.
3. *City building permits are required and are to be obtained by either by the lot owner or the installer.*
4. It is the goal of the ARB to keep all fences as consistent as possible and to eliminate blockade style and appearance. It is recommended that you discuss with your neighbors any changes that they will be viewing.
5. The ARB shall be sole arbiter of plans and may withhold approval for any reason, including pure aesthetic considerations.

### **The ARB will approve only the following types of fences:**

1. All newly constructed fences are limited to a height of four feet and shall be of open picket design. Accepted material shall be black aluminum or treated wood.
2. Existing wooden fences may be repaired at the same four foot height and with the same material. Finish for wood fences shall be natural, stain or white paint.
3. Arboreal fence of trees or plants.

*Please submit a copy of your plat stamped by the Zoning office with the fence location outlined to the ARB Chair listed on the <http://www.schievelingplantationhoa.org/hoa-information-documents/> web page. Please complete the accompanying ARB application form, to include a description and photo/illustration of the fence or identification of a fence in Schieveling that you would like to copy. Enclose a \$75.00 check made out to Schieveling Plantation HOA. The ARB will then review and notify when accepted.*