



Title:	Hampton Place Homeowners Association Design Guidelines - Fences	Effective:	04/01/2012
Version:	1.6	Classification:	Required

1. Overview

Design Guidelines have been prepared to provide additional details for specific structures. As with all structures, the items listed in this document require pre-approval from the Design Review Committee before proceeding with construction. Design elements not specifically addressed in this document must be submitted to the Design Review Committee for review.

These Design Guidelines contain requirements, information, and suggestions.

- Where the term “shall” or “must” are used, the statement constitutes a mandatory requirement.
- Where the terms “preferred” or “should” are used, the statement constitutes informational direction provided for the guidance and convenience of applicants, but does not necessarily require the Design Review Committee to approve the design elements referenced in such statement.

2. Governance

The Board of Directors is the final sole interpreter of the Design Guidelines, monitors their effectiveness and amends or revises them as necessary in order to administer and enforce the process. Since the guidelines may be reviewed and revised at any time, applicants should contact the Homeowners Association Design Review Committee prior to submission if there are any questions and to confirm the status of specific guidelines or design issues. The latest design guidelines will always be available online at <http://www.hamptonplace.org>

Within the rules outlined by the Homeowners Association Governing Documents, the Board of Directors reserves the right to add, modify, or remove items from the list of permitted and prohibited structures at any time.

Additionally, all local, county, state and federal codes, ordinances, statues, and laws supersede rules, regulations, and authorities granted by the Hampton Place governing and supporting documents.

It is the responsibility of the homeowner to obtain all necessary permits for the duration of their construction.

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4. Guidelines



This document is intended to provide detailed specifications of approved fence styles as defined in the *Declaration of Covenants, Supplemental Declaration of Covenants, Code of Regulations and Standard Lot Guidelines*. Any fence material, style or specification not listed below shall be considered prohibited.

4.1. General Considerations

Fences are permitted on resident lots; however their use should be limited. Wherever possible, alternatives such as plant materials should be used to define boundaries and create privacy. Fences should minimize the physical and visual impact on neighboring properties. All fences must be well designed, well-constructed and compatible with the architecture of the home or project.

- **For all fences, the finished side shall face the street or exterior of the property.**
- Fence posts must not have any shiny metal post caps.
- Metal post caps must be painted to match the color of the fence.

Chain link Fences (including vinyl-covered) are **prohibited** in Hampton Place.

Wood Fences:

Wood fences shall be left natural, stained or painted as approved by the Board of Directors.

Vinyl Fences:

Vinyl fences are permitted, however, due to the wide variance in vinyl fence construction and material quality, compliance with the specific requirements listed below is required. See Section 4.2.3.

Aluminum Fences:

Aluminum fences are permitted, however, due to the wide variance in aluminum fence construction and material quality, compliance with the specific requirements listed below is required. See Section 4.2.4.

Gates:

Gates shall match the design, material, color and construction of the fence. Ornamental gates of distinctive design will be reviewed on a case-by-case basis.

Color Pallets: The pre-approved color pallet for all painted fences is white. If you wish to vary from this color, you must submit your plan to the Board of Directors for review.

***Location:** Resident lots with rear yards that directly face roads outside of Hampton Place (example: the west side of Yale Court) have the following requirements that must be followed per the declarant.

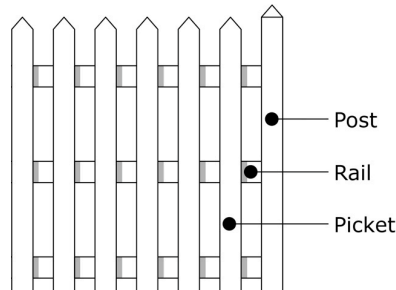
- Only black aluminum style fencing is permitted and must be 60 inches in height.
- Fences must terminate no less than three (3) feet from the rear property line to account for the Homeowners Association Landscaping easement.
- If fence is constructed within the easement, the resident must have a signed agreement on file accepting the risk and financial responsibility to remove, repair, and/or modify any fence when required for the Homeowners Association to maintain the landscaping easement as needed.
- It is strongly preferred the rear fence lines end around the same location, but not required.
- If landscaping is installed by the declarant and/or the Homeowners Association on the Homeowners Association Landscaping Easement, the resident has liberty to either include the landscaping within their fence or their fence may terminate at the start of the landscaping.
- Residents are permitted to place landscaping within the Homeowners Association easement as long as it is not visible from the external street.

4.2. Specific Guidelines

4.2.1. Open Fences:

There are three approved “open” style fences:

- Paddock
 - Split rail
 - Open picket
- “Open” property-line fences shall be installed to slope with the grade. All vertical members must be straight and plumb. Horizontal members must be parallel with one another.
 - Open type fences shall be 48”. Any wire mesh must be heavy gauge (galvanized, black or dark green) with a square or rectangular weave, installed on the inside of the fence and must not extend above the top rail. “Chicken wire” or light gauge wire mesh is not permitted.
 - For the safety of Hampton Place residents, picket fencing designs must meet the following picket sizes and spacing requirements:



Picket Width	Required Spacing Between Pickets
2"	2"
3-4"	2-3"
5"-6"	2.5 - 4"

Pickets smaller than 2" or larger than 6" inches are prohibited.

- The fence design should be consistent and compatible with the other approved fences in the neighborhood.

4.2.2. Solid or Semi-Solid (Privacy) Fencing:

- Privacy fences shall be permitted only adjacent to a patio, deck or pool.
- Any solid or semi-solid fencing shall conform to the standard fence design throughout Hampton Place.
- The maximum height of privacy fencing shall be 6'. Higher fencing may be approved by the Board of Directors in special situations impacted by the topography or other special circumstances.
- All fence tops (for solid privacy-type fences) shall be level and not slope with grade.
- Depending upon the fence design and topography, fence bottoms for solid types of fences shall either be level to match the top or may slope to follow the grade if the grade is severe.
- Tops of fences should have a substantial cap board. Any metal post caps must be painted to match the color of the fence. All vertical members must be straight and plumb. Horizontal members must be parallel with one another.

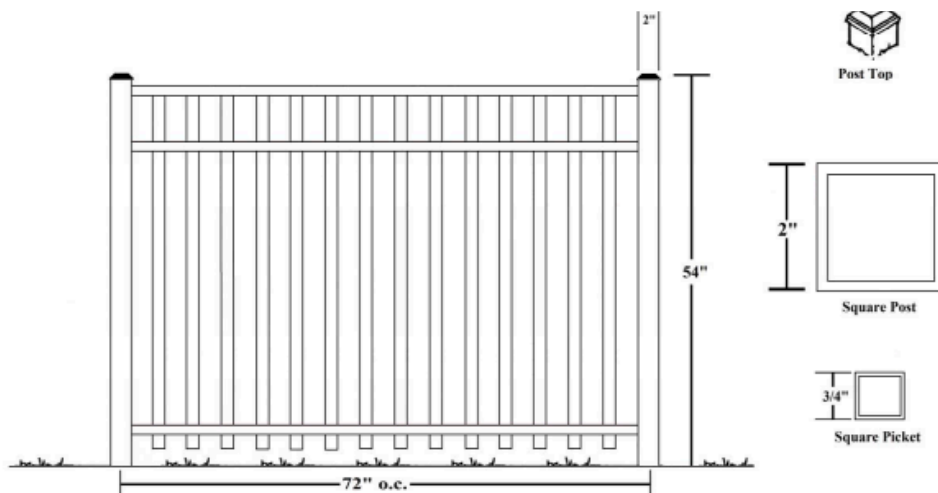
4.2.3. Vinyl Fencing

- All vinyl fences require approval from the Design Review Committee. See Section 4.2.5
- Vinyl fences must comply with the four approved “open” style fences (Section 4.2.1).
- At a minimum, the following requirements will apply:
 - Only white vinyl fences will be approved, no other color is allowed.
 - Must contain impact modifiers to inhibit breakage.
 - The exclusive use of adhesive to assemble the fence is prohibited; metal fasteners, when they must be used, shall be stainless steel and hidden from view when installed.
 - Fence posts shall have a solid core for increased stability.
 - Vinyl-Clad Fences (a thin vinyl layer over metal, wood or other material) are **prohibited** due to the wide variation in cladding thickness.
 - Vinyl Fences shall NOT be painted. Any deterioration or excessive yellowing with age will require replacement of the fence.

4.2.4. Aluminum Fences

- All aluminum fences require approval from the Design Review Committee.
Note: There are special requirements for certain lots. See 4.1 *General Considerations – Location*.
- At a minimum, the following requirements will apply:
 - Aluminum fences must be powder-coated black
 - Fence top rails must be flat across the top. For safety reason, no "spires" are permitted
 - Individual fence panels must be no taller than 60 inches or wider than 72 inches.
 - Fence height shall be a minimum of 48" from the ground to the top of the top rail.
 - All posts, connections, etc. materials must be black in color.
 - A minimum of one gate must be present, but no more than one per side or back.

Typical Fence Detail (not to scale)



4.2.5. Submission Requirements

- A copy of the existing site plan showing the house, accessory structures, significant vegetation, property location of the proposed fence
- A drawing or photograph of the fence design, including color
- Additional submission requirements for **Vinyl or Aluminum Fences**:
 - Specific fence manufacturer selected
 - Model selected
 - Specification sheet from the manufacturer

5. Revision History

Date	Version	Description of Change
04/01/12	1.0	Document Ratified
04/13/13	1.1	Logo Updated, Header Updated
05/30/15	1.2	Added Document Preface (Section 4)
10/25/16	1.3	Added New Section 4.2.5 to detail the rules and restrictions for aluminum fences. Updated 4.2.1 to include aluminum fences. Updated Section 1, 2 to include Design Review Committee.
2/13/17	1.4	Added additional required specifications for picket fencing.
11/19/19	1.5	Updated 4.2.1; 4.2.4 height requirements.
05/12/20	1.6	Updated Location Section