

Moss Park Ridge HOA, Inc.
Homeowners Association, Inc.
FENCING GUIDELINES

1. **PROCESS:** All Requests for fencing must be submitted to the Moss Park Ridge Homeowners Association, Inc. Architectural Review Board (ARB) for review and approval in accordance with the governing documents. Please note height, size, and type of fence on your ARB form and be sure to make a copy of your property survey showing the desired location of your fence on the survey. PLEASE NOTE THAT THE ARB HAS UP TO 30 DAYS TO ACT ON AN APPLICATION. PLEASE PLAN YOUR PROJECT ACCORDINGLY.
2. **MATERIALS AND COLOR:** All fencing shall be made of aluminum or PVC/vinyl materials. No stockade or chain link fences shall be permitted on a Lot. The color of the PVC/vinyl fence shall be BEIGE only. Aluminum fences will be BLACK in color only.

HEIGHT: No fence or wall shall exceed a height of six (6) feet. Fences in the rear yards of Lots abutting retention areas shall be no higher than five (5) feet in height and shall be constructed of BLACK aluminum.

SET-BACKS: No fences on any Lot shall extend toward the front of any Lot beyond a setback of 15 feet towards the rear of a home from the front corner of the home on the Lot that is nearest the front lot line (15' back from the front of the house). The ACB may adjust the setback at their discretion for the fence due to the location of the abutting home, features thereof, or other features on that Lot, such as trees. No fence connecting to a perimeter wall shall at the intersection with the perimeter wall exceed the height of the perimeter wall. To the extent tapering is necessary to ensure no fence so the height of a perimeter wall, such tapering shall commence at a standard rate at least eight feet (8') before the intersection of the fence and wall. The owner of any Lot containing a fence facing a right-of-way shall plant shrubs (such as viburnum) along the fence, between the fence and the right-of-way except where a gate opening is required including but not limited to fence viewed from the front of the home and fencing along side yards of corner lots. On odd shaped and corner lots, no fence shall be located closer to the right-of-way line than the home, unless approved by the ACB.

3. Posts for fence to face inside of applicants property and the "good side of fence" is to face out. All fencing to be installed and constructed in a workman-like manner...neat, clean, good lines and plumb. Fencing must be maintained in good condition at all times.
4. Please note that the fence should be installed immediately inside your property line. Also remember that the fence is on your property and you are responsible to maintain the property up to the property line. This means that you are responsible for trimming the grass on the outside of the fence up to your property line.
5. Once approved, the installation must be completed within 90 days.
6. Homeowner is responsible for obtaining any required Permits and Inspections as required by the County.