

ACC Rule Revision

Current Rule:

PC.4.3b Height Limitations - Block walls or wrought iron fences on side property lines within Front Setbacks are permissible to a maximum height of three (3) feet and within the community setback to a maximum height of eight (8) inches. *Maximum height of safety fencing / railing is forty-two (42) inches. Maximum height of walls and fences (not already subject to a height limit) shall not exceed five (5) feet.*

Proposed Change (Redline):

PC.4.3b Height Limitations - Block walls or wrought iron fences on side property lines within Front Setbacks are permissible to a maximum height of three (3) feet and within the community setback to a maximum height of eight (8) inches. *Maximum height of safety fencing / railing is forty-two (42) inches. Maximum height of walls and fences (not already subject to a height limit) shall not exceed five (5) feet.* **Maximum height of a gate shall not exceed one (1) foot above the approved fence or wall height. Fences, walls, and gates in the courtyard area are not subject to height limitations but must be aesthetically pleasing in height and appearance. Height is measured from the highest point of the fence, wall, or gate to the grade on the high side.**

Proposed Change:

PC.4.3b Height Limitations - Block walls or wrought iron fences on side property lines within Front Setbacks are permissible to a maximum height of three (3) feet and within the community setback to a maximum height of eight (8) inches. *Maximum height of safety fencing / railing is forty-two (42) inches. Maximum height of walls and fences (not already subject to a height limit) shall not exceed five (5) feet.* Maximum height of a gate shall not exceed one (1) foot above the approved fence height. Fences, walls, and gates in the courtyard area are not subject to height limitations but must be aesthetically pleasing in height and appearance. Height is measured from the highest point of the fence, wall, or gate to the grade on the high side.

Failure to obtain a permit; the fine to be \$250.00 per month for violations of paragraph PC.4.3 and sub-paragraphs.

Justification:

The Committee has allowed gate height to be a maximum of six (6) feet based on the CC&R maximum fence height of five (5) feet. With the possibility of members able to obtain a variance for a six (6) foot high fence, the gate height should be adjusted accordingly. Courtyard fencing and gates are within the maximum footprint for the front of the house.