

Apache Shores Property Owners Association

Guidelines for Fences and Retaining Walls

General:

All conditions and requirements set forth in the ASPOA Fence and Retaining Wall policy must be met

- A. Complete Fence and Retaining Wall permit application form must be submitted
- B. Construction plans must be included that clearly illustrate the following:

- Location of structure relative to property lines, setbacks, easements, house and other structures, road right of way, and road pavement
- Dimensions of fence or retaining wall
- Construction Design
- All Materials to be used

As per ASPOA Policy, no fence or retaining wall of any height or design shall be permitted in a manner that interferes with visibility of the road, street signs, vehicle or pedestrian traffic, or parking in right of way.

- A. On some properties this may require a 10 ft setback from the road right of way or 10 ft setback within property line

Additional information, conditions, or modification may be required before application can be approved or declined

Architectural Review Committee:

ASPOA Architectural Review Committee will review applications and issue permits for fences and retaining walls if the application adheres to the ASPOA Fence and Retaining wall policy and the following guidelines are met:

A. Fence Permit Guidelines

1. Height Limits

- When fence is behind or to side of house: 6 ft or less in height
- When fence is further forward than front walls of house: 4 ft or less in height

2. Open vs Closed Design

- When fence is behind or to side of house: open (see-through) or closed (privacy)
- When fence is further forward than front walls of house: open only



_____ Closed or Open design approved

- - - - - Open design approved

3. Approved materials (individually or in combination)

- Class 1: Chain link, wrought iron, stone, concrete block, stucco, brick or shrubbery
- Class 2: Treated/preserved wood suitable for exterior use
- Class 3: PVC or other material that is approved by ARC
- Rolled Wire or wire panels might be permitted if framed in Class 1 or 2 materials (e.g. posts, top and bottom rails)
- Masonry supporting structures (columns or posts) constructed of rock, brick, stucco, or other material approved by ASPOA
 - a. Minimum of 14" x 14"
 - b. At least the same height as the approved fence height but not more than 6 inches taller
 - c. Placed on steel reinforced concrete footings which are placed into soil or solid rock
 - d. At least 2 inches larger on all sides than the finished masonry column/post
 - e. At least 8 inches in depth

4. Shrubby fences are not limited to the applicable height restrictions

- Must be pruned inside property lines and outside road right of way

5. Gates are treated as fences. All fence policies and guidelines apply. Exact design, location, and mode of operation must prevent interference with road traffic.

- Gate, in open position, can not extend into roadway
- Gate, when in open or closed position, can not be installed in a location which requires vehicle to stop in the road while opening and closing the gate (whether the gate is motorized or not)
- Vehicles must be able to clear the road entirely while stopping to open or close gate.
- No fences shall be approved for unimproved properties (vacant lots)
- Exceptions may be considered by the Board of Directors on a case-by case basis for open-design fences of 4 ft or less in height

B. Retaining Wall Permit Guidelines:

1. Retaining walls 48 inches or greater in height (at any point on the wall) must be designed by a professional engineer
2. Constructed of stone, concrete, or other materials approved by an ASPOA-recognized engineer or inspector
3. Submitted with engineered drawings of the site plan showing location of retaining wall and the drainage/grading plan (including weep holes, French drains, or other applicable drainage systems)

Plan review shall generally be completed within 30 days of receipt of complete application

- A. Incomplete or inadequate applications may require more than 30 days for permit to be approved

Board of Directors Review

Any application for fence or retaining wall permit that does not meet the above ARC guidelines will require additional review by the ASPOA Board of Directors

- A. May or may not receive approval
- B. Review process may require an additional 30-60 days
- C. Board of Directors may require additional information, conditions, or modification before application can be approved or declined (e.g. approval of adjacent property owners, changes in location, height or materials)